

IX 172

RECEIVED
06
05 JAN 26 PM 1:53
LANSING CITY CLERK

FINAL REPORT
OF THE
AD-HOC COMMITTEE
ON
SOUTH SIDE COMMUNITY CENTERS
TO THE
LANSING CITY COUNCIL

JANUARY 26, 2006

LANSING, MICHIGAN

AD HOC COMMITTEE ON SOUTH SIDE COMMUNITY CENTERS

Ad-Hoc Committee Members

Marilyn Streegstra

Ed Benson

Jan Patrick

Howard Jones

Monica Dungey

Dale Copedge

Darnell E. Oldham Sr.

Ben Wheeler

Connie Doyle

Alfreda Schmidt

Gordon Wilson

Ex Officio

Sandy Allen

2nd Ward Council Member

Randy Williams

3rd Ward Council Member

Paul Elam

Human Relations and Community Services Department

Murdock Jemerson

Director – Department of Parks & Rec

TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	PAGE ii
INTRODUCTION.....	PAGE 1
PROGRAMMING.....	PAGE 2
LOCATION.....	PAGE 7
FINANCES.....	PAGE 9
OPERATIONS.....	PAGE 12
SUMMARY.....	PAGE 14
SUPPORTING DOCUMENTS.....	PAGE 15

EXECUTIVE SUMMARY

Sixty seven percent of the City's population lives on the Southside of Lansing. According to the 2000 census, the majority of the city's population that lives below the poverty level resides on the Southside of Lansing and most cannot afford medical coverage. Approximately ninety percent of Parks and Recreation offerings are located north of I-496. The North side of Lansing has five, well established and functional community centers, three of which are 100% City funded, while the Southside currently has none. The development of recreational and socialization centers on the Southside of Lansing would constitute an important element in the improvement and safety of Southside neighborhoods.

This issue took center stage during the "Parks Millage" renewal election in 2005. Approximately \$900,000 from the proceeds of the sale of the Lansing Civic Center in the early 1990's remains designated and set aside in the City's budget to construct/purchase a facility for a Southside community center. The lack of progress over the years, to develop a Southside community center has made this a contentious issue. As a result, in July 2005, The Lansing City Council by resolution #310 and #312 established the Southside community center Ad-Hoc Committee.

The committee of eleven was charged with; *"conducting an assessment of community needs for recreation facilities and other services that may be provided at the new South Side Community Center, development of a list of potential sites, recommendation on the new construction or development of an existing building, and study the cost to provide the South Side Community Center, adequately equip it, and staff it for full-service operations as well as suggesting potential additional funding sources."* The ad-hoc committee accepted this assignment and worked on the following activities between August 16, 2005 and November 29, 2005.

Committee activities included:

- 1) Visited several sites that could be renovated to become community centers
- 2) Met with community groups, stakeholders, students and veterans to gather input
- 3) Consolidated and reviewed supporting documentation and reports from a variety of sources
- 4) Considered and debated the feasibility of potential options with respect to purpose, goals, objectives, programming and cost
- 5) Worked with a professional facilitator to consolidate and focus the committee's efforts

Based on this process, the information collected, and the ensuing discussions, the ad-hoc committee recommends:

That the Lansing City Council reallocate some of the existing parks funding and work with community partners to secure additional resources that will help balance parks and recreation offerings across the City. These resources should be utilized to develop two south side

community centers and increase the availability of current recreation and socialization services on the south side.

To accomplish this goal the following options should be considered by the City Council:

- **Phase one:** Immediately reallocate funding and work with community partners and non-profit organizations to secure additional resources in order to expand programming that will help balance parks and recreation offerings across the city.
- **Phase two:** Acquire or develop a southwest community center
- **Phase three:** Work with Highfields and other community partners to develop a funding strategy for the development of a new southeast community center as well as fund any needed improvements and/or additions to the southwest community center

INTRODUCTION

This committee was charged by the Lansing City Council with *“conducting an assessment of community needs for recreation facilities and other services that may be provided at the new South Side Community Center, development of a list of potential sites, recommendation on the new construction or development of an existing building, and study the cost to provide the South Side Community Center, adequately equip it, and staff it for full-service operations as well as suggesting potential additional funding sources.”*

Since August 2005, the committee has met and conducted whatever activities were seen as critical to accomplishing our charge effectively. This included looking at and considering: background on this issue, identified needs, desired services, financial requirements, potential partnerships, appropriate purposes and goals, anticipated challenges, and realistic recommendations.

This report is a follow up to the executive summary that was presented to the Lansing city council on November 30, 2005 and will provide you with the materials we considered, the numerous discussions we had and the various findings we reached – all of which support the final recommendations we are making to city council.

Among the documents reviewed was a study developed during the 1990's titled “cultural resource center of Lansing”. This document clearly stated, at the time, the needs for a Southside community center. Those needs are evident today, and may have intensified. Therefore, the Ad-Hoc committee has decided to adopt the following as the mission for the Southside Community Centers:

“To provide safe, educational opportunities for all members of the community while improving the quality of life for all residents of the city of Lansing”

The following Goals have also been established for the Southside community centers

- Provide a positive environment for teens, young adults, families, veterans and senior citizen seven days per week.
- Develop and improve the social, academic and employability skills of participants and visitor in order to provide opportunities for them to reach their full potential.
- Instill in people a sense of community pride and good citizenship via community service and self-determination.
- Serve as a catalyst to improve the overall quality of life of participants and their families.
- Educate and inspire Lansing and Mid-Michigan residents, particularly at-risk high school-aged teens and young adults (ages 12 to 24), by offering viable alternatives to “hanging out,” “chilling,” and other negative and unproductive behavior.

PROGRAMMING

The following list identifies both essential and desired programming for a community resource center. The list is not prioritized as all fourteen programming areas are seen as critical. We anticipate that this center's programs will be community driven in the future. The following are our recommendations, created through our research and experience. In simplest terms, our differentiation of programming is as follows:

- *Essential* relates to programming that must be provided in any community resource center operated on the Southside of Lansing; and
- *Desired* relates to programming that would have value to the community but which are not seen as critical for the center to accomplish its mission.
- *Ideal* relates to programming that will require much longer term planning and implementation, as well as specific partnering, to implement.

1. Programming for seniors

It is *essential* that programming for seniors be included in the center, because of the large number of senior residents in the area to be served. This programming could take many forms, but must include both 1) social activities, such as lunches with guest speakers, and 2) some form of physical activity offered multiple times during the week. Center staff will be responsible for ensuring that a weekly schedule of such activities is maintained.

Some *desired* programming for seniors, which may or may not be part of the initial offerings, include 1) a walking program; 2) dancing; 3) computer literacy; and 4) self defense.

2. Gathering Place for Veterans

It is *essential* that veterans be viewed as residents of the center. Conversations are underway with the Veterans Council and service officers regarding the type of facility that will be needed and occupied by veterans, which are highly valued as partners in the center. Any specific programming for veterans to be offered is to be determined by the veterans themselves, with help from center staff.

3. Sports, Exercise, and Dance

It is *essential* that a pool with open swimming opportunities be included in the center. A variety of seasonal sports opportunities are also considered essential: 1) sports leagues, because of the community-building spirit they will generate; 2) non-league sports opportunities for youth and adults who want to learn and play but without a competitive structure, and 3) lunch-time basketball for adults, because of the need for places to engage in pick-up games while on lunch from work. Three forms of physical exercise programs are also considered essential as initial offerings of the center, to meet the community's need for physical activity: 1) open gym time; 2) aerobics classes; and 3) yoga classes.

Additional *desired* physical activity and sports programs to be developed as resources are found include 1) golf (with First Tee as a partner); 2) fishing (with Project Fish as a grant-funded

partner); 3) skating (in-line and ice); 4) karate and tai chi classes; 6) walking program; 7) bowling; 8) sculling (with the MSU sculling program as a partner); and synchronized swimming.

Dance programs are also *desired* for the center, when resources can be found to support them, because of their physical and cultural benefits to residents and the community. Three types of dance programs should be considered: 1) ethnic dancing, 2) ballroom dancing; and 3) social dancing. If developed, any of these programs should offer both instruction and social opportunities, including performance.

Additionally, two sports activities were identified for the *ideal* center: 1) polo (with Beekman Center's riding program as a partner) and 2) tennis, with an eventual tennis court on site, and coordination with various courts around the city in the meantime.

4. Arts and Crafts

It is *essential* that some form of arts and crafts programming is included in the center, to be developed by center staff in response to the stated demand by the community: No specific type of programming has been identified as essential, but it could include instruction in the visual arts (such as painting), knitting, or jewelry-making.

A number of arts programs have been identified for the *ideal* center, looking into the future. These would include classes in 1) music instruction and performance; 2) drama; and 3) poetry. Fine arts programs at Michigan State University and Lansing Community College would be likely partners for these programs. All-of-Us Express is another potential partner for drama activities.

5. Academic Support

It is *essential* that the center provide assistance to students and parents with programming that will support student success. All of the following should be offered at the center: 1) tutoring; 2) core curriculum enrichment; 3) homework assistance; 4) parental support; and 5) training in use of computer software programs such as Word and PowerPoint.

6. Mentoring

The presence of a trusted adult is critically important in the life of young people, and therefore an essential component of programming at the community center. Mentoring can take many forms, and center staff should be charged with exploring the type of program that will be most beneficial to the youth to be served (i.e. one-on-one, group, or event-based mentoring). One specific form of mentoring that is deemed *essential* is life-skill development, for youth and young adults, including help in making sense of one's finances. This programming is essential because of the importance of helping young people avoid serious financial missteps early in life and learning how to manage money.

A full range of mentoring services (one-on-one, group, and event-based) is *desired* for the center as resources and partners are identified.

7. Career Development and College Preparation

It is *essential* that the center improve the job-readiness and employability of youth and adults on the South Side. At the outside, programs that help residents find jobs and prepare for interviews must be offered. These include such things as 1) a jobs bank; 2) classes that help people prepare resumes and improve their interviewing skills. Such classes would allow people to practice interviewing, learn how to fill out job applications on their own, and improve personal hygiene.

Other *desired* programs in this category include 1) preparation for technical and vocational careers; 2) entrepreneurial classes; and 3) college preparation assistance.

8. Computer Literacy

It is *essential* that computer literacy classes be provided at the center, for people of all ages. This programming will improve the ability of South Side residents to communicate, obtain information, and improve their lives economically. Space and equipment for a substantial computer lab should be included in the budget for the center.

9. Multicultural Resources

A core purpose of the center is to promote and present the culture, history, traditions, beliefs, and arts of the South Side's diverse and multicultural population. *Essential* programming, therefore, will include events that celebrate the diverse cultures present in the area, including those of newly arrived immigrants. Center staff will be charged with ensuring regular programming of this nature, with special emphasis on bringing diverse cultures together to learn and share from each other.

Desired programming, to be developed as resources are identified to do so, will include 1) the creation of a library of multicultural resources, 2) storytelling programs, and 3) instruction in sign language.

10. Social Activity

A core purpose of the center is to improve the social connection of South Side residents and create a sense of community. For this reason, center staff should be charged with regularly providing a variety of opportunities for social interaction. Such events can be tied to other categories of programming, such as physical activity, senior lunches, or holiday celebrations that highlight multicultural traditions. They could also be specific forms of social gathering like book clubs, bingo nights, and family-focused activities. Staff will survey the needs of South Side residents and create social opportunities that respond to their needs.

11. Access to Information

It is *essential* that the center serve as a clearinghouse for information, providing referrals to people in need of various services and empowering people to become better at helping themselves find what they need. The center staff will know how to use computer resources to

retrieve information about various health and human services. They will see it as part of their job to help people learn how to get around the area by being knowledgeable of transportation options and the location of key buildings, business areas, schools, etc. Staff will also be adept at showing people how to use the phone book and other resources to find information for themselves.

Specific *desired* programming will also be developed as needs are identified, including perhaps assistance in home maintenance and home buying and financing. Bookmobile service is also a desired component.

12. Health

It is *essential* that the center should serve as a site where people without insurance can learn about coverage programs like Medicaid and the Ingham Health Plan, and ideally be able to enroll in these programs on the spot. Also *essential* are programs that support better nutrition, cooking, first aid and CPR.

As resources are identified, it is *desired* that health and dental services be provided on center property, possibly through a mobile health clinic.

An *ideal* long-term goal of the center is create a community health center on the site, include dental services, to meet the unmet health care needs of the community.

13. Basic Needs

In order to assist residents who need food and clothing assistance, an *essential* components of the center will be 1) a food bank; 2) community pantry; and 3) clothes closet.

14. On-site Itinerant Day Care

In order to make programs accessible to as many as possible, it is essential that the center be able to arrange for day care for services on site for people participating in all of its various programs.

INTERIM STEP

The committee's research uncovered the surprising fact that approximately 90% of the current parks & rec programming is offered on the north side of Lansing. It is not known if this is an isolated or reoccurring pattern. Regardless, the immediate consequence is that there are few services and programs being provided by the parks & recreation department in the Southside of Lansing.

While it is understood that it will take some time for city council to review all of this committee's recommendations and determine their responses to them, we are recommending that this specific area be addressed as soon as possible. Specifically:

- Rebalance the Parks & Recreation programs and services between north and south Lansing during winter/spring 2006.
- Expeditiously explore opportunities with the following sites in order to arrange the temporary housing of the above mentioned, rebalanced, programs and services.
 - Dwight Rich Middle School
 - The new Logan Center on Holmes and Martin Luther King Jr. Blvd. and
 - The Larry Mitchell Trice Senior Community Center.
 - Gardner Middle School
 - YMCA
 - Harry Hill Vocational Center
 - South Lansing Precinct
 - Southside Community Coalition

** This list is not meant to all inclusive. There are many other locations that would be suitable for programming. **

LOCATION

FACILITY NEEDS

Based on needs identified by this committee, to be addressed by a community resource center, the committee determined that any building purchased or created for this purpose will ideally have the following spaces/facilities:

Interior:

Swimming pool	Gym & bleachers	Assembly area
Meeting rooms (4 to 6)	Performing arts room	Computer lab
Kitchen & dining area	Classrooms (min of 5)	Offices (min of 6)
Child care classrooms	Library	Youth room

Exterior:

Basketball court	Athletic field	Playground
Storage building	Family picnic area	Adequate parking

SITE RECOMMENDATIONS

As the committee began to look at the numerous site options available in the city of Lansing, it became clear that one location would not be sufficient to effectively serve the citizens of south Lansing. Thus, the ad-hoc committee agreed with the City of Lansing's 1990 master plan in stating that a minimum of two sites are necessary in order to serve the population of south Lansing. Numerous site options were considered by the committee, including: Maple Grove Elementary School (approx 10 acres), Our Savior Lutheran Church & School (approx 22 acres), a developer's option at Holmes & Pleasant Grove (approx 7 acres), and the Hobbs & Black design at a yet undecided location.

Following site visits and/or review of plans, the committee made these decisions:

- Maple Grove Elementary School's facility was not useable. The grounds were very attractive but their location would not support a high level of utilization by the community. **This site was eliminated as a possibility and is no longer available.**
- Our Savior Lutheran Church & School's facilities (46,000 sf), while dated and needing some rehab, were seen as very workable. The grounds are already being used consistently by members of the community. Some concerns exist because of the age of the buildings (40 to 50 years) and the need to build a swimming pool/water park. The current asking price is \$3,300,000. It is believed that this price could be reduced by \$300,000 to \$800,000. **This site was seen as the first option for a community resource center for Southwest Lansing.**
- An option presented by Future Equities Group, LLC, would provide a new facility (46,000 sf) located on 7 acres of property located at the southwest corner of Holmes & Pleasant Grove. The possibility of having a new, custom tailored facility (based on either the developer's design or the Hobbs & Black design) was very attractive. The approximate lease cost would be \$500,000/year for 30 years. At the end of this term the

facility would be signed over to the city. The developer was willing to consider signing the property (not the facility) over to the city with the initiation of the lease agreement. **While the possibility of a new facility was strongly desired, the overall cost resulted in this being seen as the second option for a community resource center for Southwest Lansing.**

- Early in this process, Highfields informed the committee of its willingness to assist and partner with the creation of a community resource center; either by leasing space within the center or by raising money through a capital campaign to build a new facility (30,000 to 45,000 sf) to house the center. The committee agreed with the city's 1990 master plan that a second center was needed in south Lansing, and further decided that it should be a new facility on a site to be determined. **This possibility was seen as the first option for a community resource center in Southeast Lansing.**

Summary:

The South Side Community Center Ad-Hoc Committee's recommendation is to:

1. Immediately Purchase "Our Savior Lutheran Church and School" located at 1601 W. Holmes Rd. for development as the South west side community center.
2. Secure funding, (possible through a capital campaign), in order to establish a southeast community center and to improve the southwest community center by adding an aquatic center.
3. Locate both community centers on Park Land.

In conclusion, the ad-hoc committee recommends the immediate development of "Our Savior Lutheran Church and School" as a community center in order to serve the population of Southwest Lansing. This is vital to improving the surrounding neighborhoods and the quality of life for all citizens in the city of Lansing. Furthermore, the committee recommends that the city of Lansing begins to revue the potential of a Southeast Community Center and continue to work with community stakeholders in its development.

FINANCES

START-UP COSTS

Several strategies have been discussed to finance the purchase, renovation and/or construction of the two centers being recommended by the committee.

Option A

- Pass a new bond to cover the costs of obtaining both recommended community centers

Option B

- Use the existing funds that have been set aside and portions of the parks and recreation millage to cover the purchase and renovation cost of the recommended existing facility to house the southwest community center. (This cost is estimated at \$2.5 to \$3.2 million) This would allow the \$987,000 currently reserved for a Southside community center, to be used in order to meet first year purchase obligations.
- Use the proceeds of a capital campaign conducted by Highfields to cover the cost of constructing a new building to house the recommended Southeast community center. This cost is estimated at \$6 to \$9 million.

SUSTAINING COSTS

Based on current operational costs of the three existing centers that are fully funded by the city of Lansing*, it is anticipated that the annual operational cost of a new center would be approximately \$430,000 to \$480,000

These costs are broken down as follows:

Salaries and benefits	\$312,103
Operational expenses	\$ 61,774
Scholarships/fee waivers	\$ 50,000
Transportation	\$ 2,500
Outreach	<u>\$ 6,000</u>

Total: **\$432,337**

The operational plan for these community centers is based on the assembly of a group of community partners who will offer services and/or financial support to the center. They may also lease space within the center for various purposes which align with our vision of the community centers becoming a "one stop" resource for all people (young and old) living on the Southside of Lansing. The result of this partnership approach is that the City of Lansing will not need to, nor be expected to, cover the total cost of the center's annual operation.

* See appendix 5.c

We believe that this partnership approach will bring in the following revenues to help underwrite the projected operational cost.

Sustaining Sponsorships	\$ 60,000
Program/Event Fees	\$ 40,000
Grants	\$ 75,000
Leased Space	<u>\$165,000</u>

Total: **\$340,000**

The difference between the \$432,337 in expected expenses and the \$340,000 in anticipated revenues, leaves less than \$92,400 of *annual operational expenses* that would require city assistance. We are projecting a decline in necessary city assistance over the next four years, as is indicated by the proposed budget on the following page. The committee further recommends the passage of a city wide millage that would ensure the long term success and sustainability of all community centers in the city of Lansing. This would alleviate the need to annually place the funding of these "quality of life" programs at risk. In addition, other unexplored factors might reduce this amount even more.

Some of these include:

Use of GM-PEP volunteers

Staffing of the center being provided by someone other than the city (i.e., Highfields or another community partner)

Internship or Work-study partnerships with LCC, MSU, LSD or other entities involved in these types of relationships.

AmeriCore Vista Employees

Summary:

The committee recommends:

- 1.) That the \$987,000 in the City of Lansing's account be line itemized for the South Side Community Centers and that these funds not be used as a source for lending
- 2.) That a bond be proposed to cover the cost of obtaining the community centers and that the \$987,000 currently reserved be used towards start-up costs.
- 3.) That a millage be proposed be placed on the next available ballot in order to ensure the sustaining operations of all centers.

LANSING SOUTHSIDE COMMUNITY CENTERS

PROPOSED FOUR-YEAR OPERATIONAL BUDGET PLAN (JULY 1, 2006 – JUNE 30, 2010)

<u>EXPENSES</u>	<u>FY2006</u>	<u>FY2007</u>	<u>FY2008</u>	<u>FY2009</u>
Personnel				
• Program Staff – S&F (2.5 FTEs)	\$204,587	\$208,679	\$212,853	\$217,110
• Hourly Staff – FacilitySuprv/Open Rec.)	33,500	33,668	33,835	34,005
• Special Events Staff	35,584	36,296	37,022	37,742
• Custodial Staff (1 FTE)	8,721	29,295	29,881	30,479
• Custodial & Clerical Overtime	3,993	4,073	4,154	4,237
• Contractual (Paid Event Temps)	5,718	5,832	5,949	6,068
Supplies & Materials				
• Office Expenses	4,000	4,400	4,840	5,324
• Program Supplies & Materials	5,000	5,500	6,050	6,655
• Outreach (website, newsletter, publications)	6,000	6,900	7,935	8,425
• Board Meeting Expenses	1,300	1,350	1,400	1,450
Other				
• Utilities (Heat, Elec., Water & Sewer)	51,474	55,592	60,039	64,842
• Scholarships/Fee Waivers*	50,000	60,000	72,000	81,400
• Transportation	2,500	3,250	4,000	4,750
 SubTotals	 <u>\$432,377</u>	 <u>\$454,835</u>	 <u>\$480,058</u>	 <u>\$502,487</u>

<u>REVENUES</u>	<u>FY2006</u>	<u>FY2007</u>	<u>FY2008</u>	<u>FY2009</u>
• Sustaining Sponsors	\$60,000 (7-12)	\$66,000 (7-14)	\$72,600 (8-15)	\$79,860 (8-17)
• Program/Event Fees*	40,000	42,500	45,500	48,000
• Grants	75,000	82,500	90,000	97,500
• Leased Space	165,784	174,073	182,777	191,916
• City Assistance	91,593	89,762	89,181	85,211
 SubTotals	 <u>\$ 432,377</u>	 <u>\$ 454,835</u>	 <u>\$ 480,058</u>	 <u>\$ 502,487</u>

Balanced Budget

OPERATIONS

It is intended that this center be financially sustainable, through a combination of funds and support from the city, various partners, users of the center, business sponsors and grants. (See finance section for more details)

Establishing partnerships that will bring needed services and/or financial support (rental payments, grants, etc.) is seen as a cornerstone for the success of the centers being recommended. The City of Lansing and Highfields have already been identified as critical partners if these centers are to be successful. In order to endure the success of these community centers, the ad hoc committee recommends the following:

1. The creation of a board of directors that will have the authority to act independently and oversee both the Southwest and Southeast Community Centers.
2. Responsibilities of the Board would include but not be limited to:
 - Oversight, direction and problem-solving with respect to the general operations of the centers.
 - Final say over the organizations and individuals that are brought on as partners.
 - Final decision making with regard to the programs and activities that are offered to the community.
 - The establishment and enforcement of policies/rules/regulations for use of the centers.
 - Approval of all full time staff hiring and terminations.
3. The membership of this Board will be representative of all stakeholders in these centers.
4. Advisory Boards including both youth and adult members would be developed at each community center in order to assist the staff in the development of each center as well as to assist the Board of Directors in furthering the mission and ideals of the Southside Community Centers.
5. The committee further recommends that the following list of organizations be considered for partnership in the creation of this community center:
 - City of Lansing
 - Highfields
 - Lansing Parks and Recreation Department
 - YMCA of Metropolitan Lansing
 - Lansing School District
 - Lansing Police Department
 - Ingham County Government
 - Ingham County Health Department
 - Veteran Organizations
 - Lansing Community College

- Michigan State University
- Michigan Dental Association
- Sparrow Health Systems
- Ingham Regional Medical Center
- Neighborhood Organizations
- Senior Citizen Organizations
- Boys and Girls Club of Lansing

**** This list is not meant to be all-inclusive, there are many other groups, organizations and people that should be considered for involvement in this community center****

The committee further reviewed several other options. The discussions that ensued concluded with the following additional recommendations:

1. These community centers will rely on numerous sources of operating funds, not just the City of Lansing.
2. They will focus their programs and offerings on serving the entire community, rather than a specific segment of the community.
3. They will have established “core” offerings which will be a consistent and on-going part of what occurs at these centers.
4. They will recruit partners from the community to make use of these centers; thus providing financial and/or service support to these centers.

SUMMARY

Based on the process established by the committee, the information collected, and the ensuing discussions, the ad-hoc committee recommends:

That the Lansing City Council reallocate some of the existing parks funding and work with community partners to secure additional resources that will help balance parks and recreation offerings across the City. These resources should be utilized to develop two south side community centers and increase the availability of current recreation and socialization services on the south side.

SHORT TERM GOALS

- Develop a Board of Directors in order to assist in the continued development of Southside community centers
- Immediately reallocate programming in order to provide a more balanced offering across the city of Lansing.
- Work with community partners and non-profit organizations in order to provide increased services on the Southside of Lansing for all members of the community.
- Secure funding for a Southwest community center and begin to review options for a Southeast community center.
- Acquire or develop a southwest community center.
- Approve a budget and reallocate city funding to secure additional resources in order to expand programming that will help balance parks and recreation offerings across the city.

LONG TERM GOALS

- Work with Highfields and other community partners to develop a funding strategy for the development of a new southeast community center as well as fund any needed improvements and/or additions to the southwest community center.
- Develop an Advisory Board for each community center
- Secure funding through the passage of a millage that will secure the long term sustainability of community centers in the city of Lansing.

SUPPORTING DOCUMENTS

EXECUTIVE SUMMARY

- 1.a Lansing City Council Resolution #312
- 1.b Lansing City Council Resolution #310
- 1.c Fact Sheet for Park Millage - 1990

INTRODUCTION

- 2.a "Cultural Resource Center of Lansing", John Pollard
- 2.b "South Lansing Community Action Plan"
- 2.c "View to the Future" – Healthy communities conversation
- 2.d A View to the Future – Parks and Recreation Plan 1990-1994
- 2.e South Side Community Center – Draft
- 2.f Health Outreach Team Results

PROGRAMMING

- 3.a SSCC Health Outreach Team
- 3.b Overview of Programs and Services
- 3.c Potential partners for essential programs
- 3.d Unlabelled reports identifying desired services

LOCATION

- 4.a Memo from City Attorney –Ken Lane – October 11, 2005
- 4.b Proposal from Future Equities Group, LLC
 - 4.bi Proposal Layout
- 4.c Logan Square Advertisement
- 4.d 1601 W. Holmes Advertisement
 - 4.di Our Savior Lutheran Church and School
 - 4.dii All'n 1 Realty, Inc. – Room Sizes
 - 4.diii Church and School utilities breakdown
 - 4.diiii Site Layout

FINANCES

- 5.a Projected Southwest community center capital campaign timeframe
- 5.b Operating budget assumptions
- 5.c Parks and Recreation Financial papers

OPERATIONS

- 6.a Minutes from Ad-Hoc Committee meetings in order

RESOLUTION #310
BY COUNCILMEMBER RANDY WILLIAMS
RESOLVED BY THE CITY OF THE CITY OF LANSING

WHEREAS, the need for a South Side Community Center offering recreation and leisure time activities for all ages, including Senior Citizens, has lead the Council in 1994 to identify and appropriate funds for preliminary work on a new center to be located in South Lansing; and

WHEREAS, several fundamental issues regarding development of the South Side Community Center still need to be examined with input from the community to be served; and

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council hereby creates an Ad Hoc Committee on the Development of the South Side Community Center;

BE IT FURTHER RESOLVED the this Ad Hoc Committee shall be composed of ten (10) citizens appointed by Council President from lists submitted by Councilmembers representing the Second and Third Wards AND ONE MEMBER FROM THE FIRST WARD AND ONE MEMBER FROM THE 4TH WARD THAT RESIDE SOUTH OF I-496, and THAT THE COUNCIL WILL APPOINT THESE COMMITTEE MEMBERS BY NAME WITHIN 1 WEEK OF THE PASSAGE OF THIS RESOLUTION; and

BE IT FURTHER RESOLVED that the Committee is charged with conducting an assessment of community needs for recreation facilities and other services that may be provided at the new South Side Community Center, development of a list of potential sites, recommendation on the new construction or redevelopment of an existing building, and study the cost to provide the South Side Community Center, adequately equip it, and staff it for full-service operations as well as suggesting potential additional funding sources;

BE IT FINALLY RESOLVED that the Committee is requested to deliver its report to the Mayor and City Council not later than November 30, 2005.

By Councilmember Williams

to accept a friendly amendment proposed by Councilmember Wood to add to the first Be It Further Resolved clause "THAT THE COUNCIL WILL APPOINT THESE COMMITTEE MEMBERS BY NAME WITHIN 1 WEEK OF THE PASSAGE OF THIS RESOLUTION", and a friendly amendment from Councilmember Leeman to amend the resolution in the first BE IT FURTHER RESOLVED CLAUSE TO STATE THAT THE AD HOC COMMITTEE SHALL BE COMPOSED OF 10 CITIZENS APPOINTED BY COUNCIL PRESIDENT FROM LISTS SUBMITTED BY COUNCILMEMBERS REPRESENTING THE SECOND AND THIRD WARDS, AND ONE MEMBER FROM THE FIRST WARD AND ONE MEMBER FROM THE 4TH WARD THAT RESIDE SOUTH OF I-496, and to place an affirmative roll on the resolution as amended.

Carried Unanimously

RESOLUTION #312
BY COUNCILMEMBER SANDY ALLEN
RESOLVED BY THE CITY OF THE CITY OF LANSING

WHEREAS, the Lansing City Council adopted a resolution creating an Ad Hoc Committee on the Development of the South Side Community Center at the City Council meeting of July 11, 2005; and

WHEREAS, the July 11, 2005 resolution creating an Ad Hoc Committee provided that the Committee be composed of ten (10) citizens appointed by Council President from lists submitted by Ward Councilmembers.

NOW, THEREFORE, BE IT RESOLVED based on Councilmembers input, the citizen voting members of the Ad Hoc Committee on the Development of the South Side Community Center will be composed of eleven (11) representatives who are: Marilyn Streestra, Ed Benson, Jan Patrick, Howard Jones, Monica Dungey, Dale Copedge, Darnell Oldham, Ben Wheeler, Connie Doyle, Alfreda Schmidt, and a citizen representing the Fourth Ward, yet to be named, **ALONG WITH AN APPOINTEE FROM THE SOUTH SIDE COMMUNITY COALITION, WHO SHALL BE DESIGNATED BY THE SOUTH SIDE COMMUNITY COALITION.**

BE IT FURTHER RESOLVED ex-officio members would include Council President Allen and Councilmember Randy Williams.

BE IT FINALLY RESOLVED that the City Council adopted resolution #310 on July 11, 2005 establishing the Ad Hoc Committee's objectives and target date for the Committee to deliver its report to the Mayor and City Council no later than November 30, 2005.

By Councilmember Allen

To accept a friendly amendment from Councilmember Bauer by amending the first resolved clause following the word 'named' to add "**ALONG WITH AN APPOINTEE FROM THE SOUTH SIDE COMMUNITY COALITION, WHO SHALL BE DESIGNATED BY THE SOUTH SIDE COMMUNITY COALITION.**" And to place an affirmative roll on the resolution as amended.

Carried Unanimously



FACT SHEET for Proposal "I"

Park Development Millage

on the August 7, 1990 Ballot

PROPOSED 1 MILL FOR PARK REHABILITATION AND DEVELOPMENT 1991-95

The proposed one mill will provide funds to enable the renovation and development of many of the Lansing park facilities. This millage will allow for the continuation of the improvements which began with the passage of the 1985 zoo bond issue which will expire June of 1990. The approved millage will provide for not less than \$7 million in park improvements over the next five years.

The Park Board, Mayor, and City Council in May 1990 approved the new Five Year Master Plan 1990-1994 for the Parks and Recreation Department. As part of this Master Plan an immediate need for park rehabilitation and development was determined. The approval of this millage will provide the funding to enable the completion of the identified project needs.

Key areas which require immediate attention include:

- *Neighborhood parks: play equipment, basketball & tennis courts
- *Potter Park and Zoo including animal exhibits and restrooms
- *Continued renovation of the City Market
- *Rehabilitation of Fenner Arboretum
- *Improvements to athletic facilities
- *Extension of the River Trail
- *Renovation of the Turner-Dodge and Scott historic buildings
- *Southend Community/Senior Center
- *Tree plantings within parks
- *Renovation and expansion of the Washington Park Ice Arena
- *Renovation of Moores Park including restrooms
- *Handicapper access to many facilities as part of renovations
- *Improvements to Ball Diamonds

If the millage is not approved, many of the aging facilities may have to close if needed major renovations cannot be completed due to deterioration and unsafe conditions. Handicapper accessibility is an important goal of the planned millage improvements and will be incorporated into the proposed facility renovation and development. Many of the proposed projects will help reduce operating/maintenance costs through the reduction in staff time required for maintenance and the installation of more efficient equipment.

A list of projects is included in this Fact Sheet, but it is not intended to be an inclusive list. Flexibility is intended to insure that over the five years major parks and recreation priorities can be met and grant opportunities can be realized. The list represents a commitment by the Parks and Recreation Department to meet the needs and interests of the residents.

If you are interested in additional information, please contact:

City of Lansing
Parks & Recreation Department
4th Floor City Hall, 124 W. Michigan
Lansing, MI 48933
(517) 483-4277

Proposed Project List for 1 Mill of Funding

1991-92 PROJECTS	1 MILL	MATCH & SOURCE	TOTAL COST
River Trail: Fish Ladder to Grand River Ave.	\$135,000	\$375,000 MNRTF Grant	\$510,000
Potter Park Pavilion	\$180,000	\$200,000 DNR Bond Grant	\$380,000
Potter Park Farmyard	\$155,000	\$ 95,000 Equity Funds	\$250,000
Potter Park Restroom & Concession Building	\$ 95,250	\$285,750 DNR Bond Grant	\$381,000
Moore's Park Renovations	\$115,775	\$272,250 DNR Bond Grant	\$388,100
City Market Renovations	\$265,000		\$265,000
Play Equipment at Parks	\$120,000		\$120,000
Groesbeck Club House			
Architectural Drawings	\$ 50,000		\$ 50,000
Davis Park Horseshoe Area	\$ 25,000		\$ 25,000
Air Condition Gier & Kingsley Center Gyms	\$140,000		\$140,000
Gier Concession Plaza	\$ 15,000	\$ 15,000 Softball Fund	\$ 30,000
Frances Park Maintenance Garage	\$ 50,000		\$ 50,000
Design & Construction Management	\$153,975		\$153,975
TOTALS	\$1,500,000	\$1,243,075	\$2,743,075

1992-93 PROJECTS	1 MILL	MATCH & SOURCE	TOTAL COST
Monkey Island and Small Animal Exhibits at Potter Park	\$1,000,000	\$850,000 Other Sources	\$1,850,000
Fenner Rehabilitation	\$ 62,500	\$187,500 DNR Bond Grant	\$ 250,000
River Trail: Spring St. to Washington Ave.	\$ 115,000	\$345,000 MNRTF Grant	\$ 460,000
Play Equipment	\$ 125,000		\$ 125,000
Southend Community Center	\$ 250,000	\$500,000-1,000,000 from sale of Civic Center.	
		\$750,000 DNR Bond Grant	
Design & Construction Management			
TOTALS	\$1,552,000	\$2,132,500	\$2,685,000

The proposed project list does not include expected inflation, interest revenue, or increased growth in the 1 mill of revenue.

The project list also allows for flexibility to allow for the ability to take advantage of currently unknown grant funding sources, and allow for funding of emergency projects should they occur.

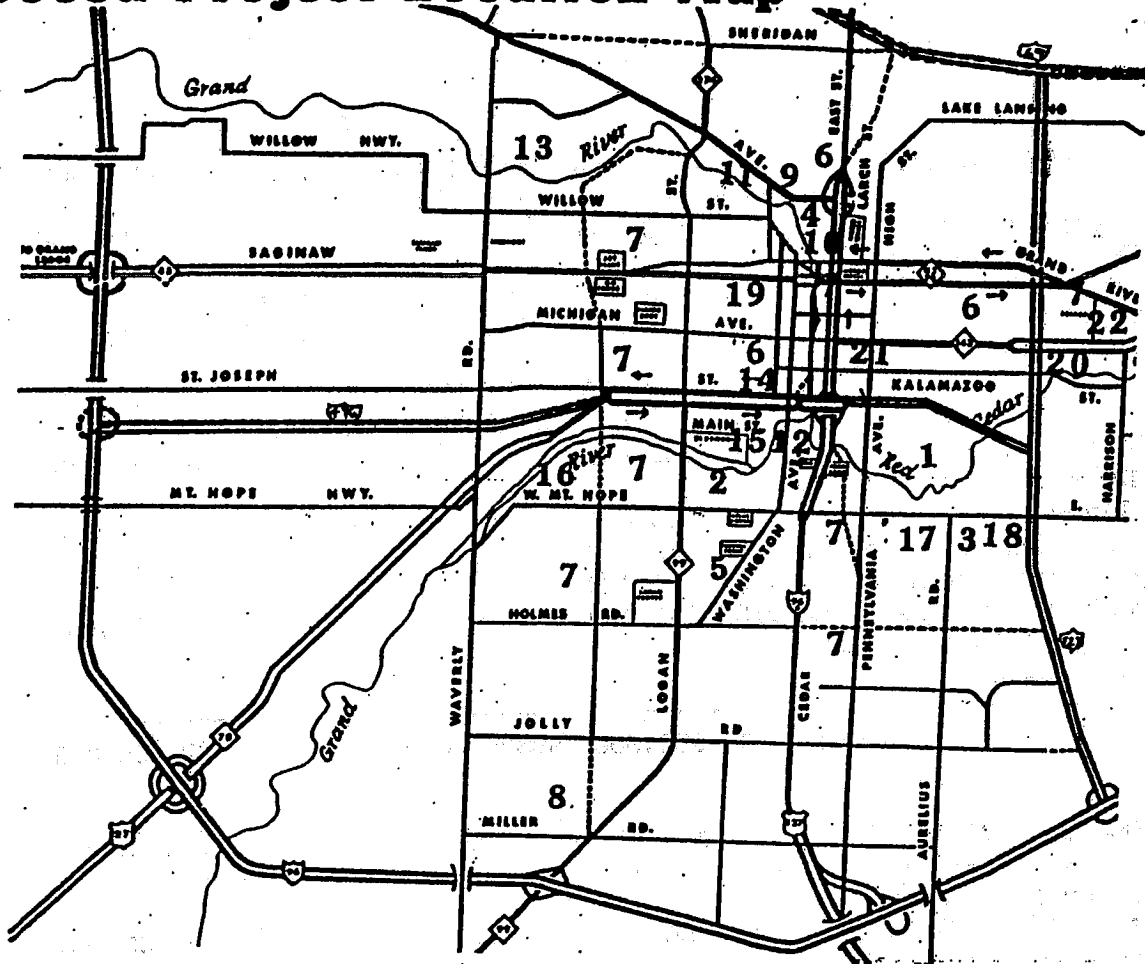
Possible match sources of funds have not been identified for 1995-96 projects due to the uncertainty which exists regarding the types of old and new funding sources which might be available.

1993-94 PROJECTS	1 MILL	MATCH & SOURCE	TOTAL COST
Turner-Dodge House	\$ 480,000		\$ 480,000
Washington Ice Rink			
Expansion	\$ 52,500	\$157,500 MNRTF Grant	\$ 210,000
Tennis Court Renovations	\$ 50,000	\$150,000 DNR Bond Grant	200,000
River Trail:Grand River			
Ave. to Turner-Dodge	\$ 150,000	\$350,000 MNRTF Grant	\$ 600,000
Park Tree Planting	\$ 75,000	\$225,000 MNRTF Grant	\$ 300,000
Reutter Park	\$ 200,000		\$ 200,000
Mt. Hope Cemetery Water-			
lines.	\$ 80,000		\$ 80,000
Evergreen Cemetery Pond	\$ 85,000		\$ 85,000
Park Pavement Repairs	\$ 250,000		\$ 250,000
Southend Community Center	\$ 150,000		\$ 150,000
Design & Construction			
Management			
TOTALS	\$1,572,500	\$882,500	\$2,405,000

1994-95 PROJECTS	1 MILL	MATCH & SOURCE	TOTAL COST
Potter Park Education			
& Admin. Buildings	\$ 650,000	\$ 650,000	\$1,300,000
Groesbeck Parking Lot	\$ 16,250	\$ 28,750 DNR Bond Grant	65,000
Tennis Court Fencing	\$ 4,000	\$ 16,000 MNRTF Grant	\$ 20,000
River Trail: Dietrich			
Park to Consumers Power	\$ 125,000	\$ 775,000 MNRTF Grant	\$ 900,000
Scott House Renovations	\$ 300,000		\$ 300,000
Mt. Hope Cemetery Fence			
Renovation	\$ 180,000		\$ 180,000
Riverfront Bandshell	\$ 175,000		\$ 175,000
Southend Community Center	150,000		\$2,000,000
(Actual Construction)			
Design & Construction			
Management			
TOTALS	\$1,600,250	\$1,485,750	\$4,936,000

1995-96 PROJECTS	1 MILL	MATCH & SOURCE	TOTAL COST
Potter Erosion Control	\$ 500,000		\$ 500,000
Washington Ice Rink			
Improvements	\$ 320,000		\$ 320,000
Davis Park Improvements	\$ 81,000		\$ 81,000
Frances Park Renovations	\$ 245,000		\$ 245,000
Durant Park Renovations	\$ 190,000		\$ 190,000
Municipal Ball Field			
Improvements	\$ 190,000		\$ 190,000
TOTALS	\$1,526,000	\$ 0	\$1,526,000

Proposed Project Location Map



PROPOSED PROJECT LIST

1. Potter Park Zoo.
 - Large Pavilion Renovation
 - New Restroom/Concession Bldg.
 - Farm Yard Exhibits
 - Monkey Island/Small Animal Exhibits
 - Education & Administration Bldg.
 - Pony Ride
 - Erosion Control
2. Moores Park Renovation.
3. Fenner Arboretum Rehabilitation.
4. Turner-Dodge House Renovation.
5. Washington Ice Arena Expansion.
6. Air Condition Gyms at Gier, Foster, and Kingsley Centers.
7. Tennis Court replacement or repairs at St. Joseph, Ranney, Riverfront, Clifford, Elmhurst, Dunnebacke, Lyons, and Quentin Parks.
8. Light and fence ball diamond No. 3, scoreboards, walks, and improve bleacher facilities at Davis Park.
9. River Trail E. Grand River to Turner-Dodge House.
10. River Trail Burchard Park to E. Grand River Ave.
11. River Trail under Grand River to Dietrich Park.
12. River Trail Spring St. to Washington Ave.
13. River Trail Dietrich Park to Consumers Power.
14. Reutter Park Renovation.
15. Renovation of the Scott House and grounds.
16. Frances Park pavilion and garden renovation and new maintenance garage.
17. Restore ornamental fence and waterline system at Mt. Hope Cemetery.
18. Renovate pond in Evergreen Cemetery.
19. Durant Park Renovation.
20. Restroom building and pave parking lot at Municipal Ball Field.
21. Riverfront Bandshell.
22. Ball Diamond No. 2 at Ranney Park.

ADDITIONAL PROJECTS:

- *Play equipment at numerous neighborhood park sites.
- *Southend Community/Senior Center
- *Asphalt paving repairs at numerous park sites.

"A MILL FOR ALL AGES!"

QUESTIONS AND ANSWERS LANSING PARKS AND RECREATION DEPARTMENT AUGUST 7, 1990 MILLAGE ISSUE

1. WHAT FACILITIES ARE THE LANSING PARKS AND RECREATION DEPARTMENT RESPONSIBLE FOR? 105 PARK SITES, 1700 ACRES AND 85 BUILDINGS IN LANSING.

The Parks and Recreation Department cares for approximately 105 different park sites. In addition, the Potter Park Zoo is operated by the Department, as well as the Fenner Arboretum; the Turner-Dodge House; the Lansing City Market; Gier, Kingsley, Foster, Miller Rd., and the Senior Center; Groesbeck, Sycamore, Waverly, and Red Cedar Golf Courses; the River Trail and Riverfront Park; the Washington Park Ice Rink; Moores and Hunter outdoor swimming pools; athletic facilities; and Evergreen, Mt. Hope, and North Cemeteries. Additionally, the Forestry Section is responsible for the planting, care, and removal of all street trees within the City.

2. WHAT IS THE BALLOT QUESTION? TO FUND IMPROVEMENTS FOR PARK GROUNDS, BUILDINGS, AND FACILITIES.

On August 7, 1990 the registered voters of Lansing will be asked to approve 1 additional mill for the improvement of Lansing Parks.

The ballot will be worded:

PROPOSAL TO LEVY ONE MILL FOR OPERATION OF PARKS AND RECREATION SYSTEM

Shall the City of Lansing, Counties of Ingham and Eaton, Michigan, levy an additional one mill (\$1.00 per \$1,000) for five years, commencing July 1, 1991 on all taxable real property in the City of Lansing for the purpose of operating the City's parks, Zoo and recreation system?

3. IS THE MILLAGE FOR IMPROVEMENT PROJECTS OR OPERATION? JUST FOR IMPROVEMENT.

The intent of the City Council is for the money from the millage to be used exclusively for the construction and rehabilitation of parks and recreation facilities. Operating funds will be from the general fund.

4. WASN'T THE MONEY ALREADY APPROPRIATED IN THE MAY BUDGET PROCESS? NO.

The money appropriated during the May budget approval process was for general operation and not for major improvement and renovation projects.

5. WHAT WILL THE ONE MILL ACCOMPLISH? FUNDING FOR PARK PROJECTS.

The one mill will provide funding which will allow for the completion of numerous renovation projects which have been identified as being the highest priority through the preparation of the new Parks and Recreation Department's Five Year Master Plan adopted by the Mayor and City Council in May of 1990. Projects will include major renovations at the Potter Park Zoo, renovation of current and installation of new playground equipment in neighborhood parks, tennis and basketball court facilities, and play areas, renovation of athletic fields and facilities, community centers, the City Market, cemeteries, Fenner Arboretum, and rehabilitation of existing park buildings including handicapper accessibility. A list of the projects to be completed including possible grant funds has been included at the end of this information package.

6. HOW MUCH WILL THE POTTER PARK ZOO RECEIVE? THE ZOO WILL RECEIVE FUNDING FOR NUMEROUS PROJECTS.

The Potter Park Zoo will receive approximately .29 mill or approximately \$500,000 per year. These funds can be expanded by using the millage funds to match various grant sources. This .29 will be equal to the previous bond issue which expires June 30, 1990.

7. HOW WERE THE FUNDS FROM THE LAST ZOO BOND ISSUE SPENT? FOR RENOVATION OF EXISTING ANIMAL EXHIBITS.

Approximately \$1.5 million dollars was received from the sale of the bonds. This money was matched by State of Michigan grant funds, the parking fee revenue, and local donations to provide a total of \$2.4 million for Potter Park Improvements including the renovation of the Feline & Primate Building, (the Lion House).

8. WHY DO WE NEED TO MAKE THE IMPROVEMENTS NOW? WE CAN'T WAIT ANY LONGER.

Many of the park facilities are deteriorating and in need of major rehabilitation right now as many of our park facilities are over 75 years old. The longer that these projects are put off, the more work and dollars which will be required in the future. As the time passes both the need for renovation and the costs for the rehabilitation will only increase which can ultimately result in the closing of a facility or the reduction of recreational opportunities.

9. WILL THESE FUNDS BE USED TO FUND THE PROPOSED GOLF COURSE FACILITIES? NO.

The proposed expansion of Waverly Golf Course and the proposed renovations to Groesbeck are not to be funded by the millage. These projects will be funded through increases in user fees to the golf courses. A small amount of the money may be used towards the conversion of the Groesbeck Club House into a winter sports facility including cross-country skiing.

10. WHY NOT SOLICIT DONATIONS AND GRANTS TO FUND THE PROJECTS? THE PARKS NEED FUNDING NOW.

The City will be working to encourage donations and grants to help fund projects. However many of these projects cannot wait until the opportunities might be available. Most grant sources also require matching funds which this millage will provide enabling the City to apply for grants. Many of the badly needed projects also are not eligible for grant programs or are not attractive projects to donors.

11. WHY A MILLAGE AND NOT THE SALE OF BONDS? A MILLAGE IS CHEAPER TO THE RESIDENT.

A sale of bonds will cost the residents of the City of Lansing the costs of selling the bonds and the repayment of the bonds plus interest, much like buying a car with a car loan, resulting in a reduction of money available for projects. The collection of an extra mill however will provide 100% direct funding into the park projects. There are no additional costs or fees in collecting the millage. Any interest accrued on the collected funds will be used directly for park improvement projects.

12. WILL THERE BE A DECREASE OR AN INCREASE IN THE GENERAL FUND APPROPRIATION FOR THE PARKS AND RECREATION DEPARTMENT? THE APPROPRIATION WILL STAY THE SAME.

There will be no difference in the appropriation from the City's general fund. Any change in funding levels will be a result of improvements made. Many of the renovations can result in a decrease in the amount of funds required to maintain a particular facility, while others may result in an increase.

13. WHAT WILL THE MILLAGE MEAN TO MY PROPERTY VALUE? IT WILL HELP MAINTAIN THE VALUE.

The millage will provide funds for improving projects throughout the Parks system. These improvements will provide for an improved quality of life for residents through better and more enjoyable parks and recreation opportunities and more attractive facilities. This leads to improved property values and ease of selling residential properties by attracting persons to purchase housing within Lansing.

14. WILL PUBLIC INPUT CONTINUE DURING THE DEVELOPMENT OF THE PROJECTS? YES!!

As part of the development and approval of the Parks and Recreation Department's Five Year Master Plan, various modes of public input were received to aid in the development of the plan, including public hearings and specially formed interest group meetings. It is expected that these modes will continue throughout the implementation of the proposed projects.

15. HOW WILL THE PROJECT FUNDS BE ADMINSTRATED? VERY CAREFULLY IN ORDER TO INSURE PROPER SPENDING.

The funds will be placed in a designated account for the sole purpose of Park renovation and development projects. The Parks and Recreation Department will be responsible for insuring that all planning and construction represents the interests of the approved master plan and the citizens of Lansing. Citizen input will be encouraged throughout the development processes.

16. HOW MUCH WILL THIS MILLAGE COST ME? ABOUT 38 CENTS PER WEEK.

The one mill will cost the owner of a home with a \$40,000 value, which is assessed at \$20,000, approximately \$20.00 per year, or 38 cents per week.

17. WHAT WILL HAPPEN IF THE MILLAGE IS NOT APPROVED ON AUGUST 7TH?

The project needs which have been identified to be funded by the millage will have no project funding available and will not be undertaken. Badly needed renovations will be postponed resulting in further deterioration and decline to the Parks and Recreation system, which in turn leads to increased renovation costs in the future. Also many opportunities for grant funds may not be realized as no match money will be available to secure these grants. Possible grants may be lost to other City's who have match money available.

PRINTED ON RECYCLED PAPER

CULTURAL RESOURCE CENTER OF LANSING

I. PURPOSE

The mission of the Cultural Resource Center of Lansing (CRCL, pronounced Circle) is to:

- (1) Preserve, promote and present the culture, history, traditions, beliefs and arts of Lansing's diverse ethnic and multicultural populations via exhibits, collections, educational programs and special events.
- (2) Educate and inspire Lansing and mid-Michigan residents, particularly at-risk high school-aged teens and young adults (ages 19 to 24), by offering viable alternatives to "hanging out", "chilling", and other negative and unproductive behavior.
- (3) Provide a positive environment for teens, young adults and families seven days per week.
- (4) Develop and improve the social, academic and employability skills of participants and visitors in order to provide opportunities for them to reach their full potential.
- (5) Instill in people a sense of community pride and good citizenship via community service and self-determination.
- (6) Serve as a catalyst to improve the overall quality of life of participants and their families.

II. GOALS

- A. Help people learn to embrace, appreciate and celebrate Lansing's cultural and ethnic diversity.
- B. Serve as a multicultural resource center for the City of Lansing, Ingham County and the mid Michigan region.
- C. Offer multicultural exhibits and programming excellence for Lansing residents and CRCL visitors.
- D. Expose participants and visitors to options, opportunities, resources and training needed to succeed as productive citizens, adults, parents and workers.
- E. Improve the self-esteem, skills and health of participants via comprehensive, multi-faceted and holistic programming.

- F. Motivate participants to engage themselves in healthier lifestyles.
- G. Serve as an outlet, resource and stimulus for local aspiring artists and performers.

III. OBJECTIVES

- A. Improve high school students' attendance, test scores and academic achievement (based on grades).
- B. Reduce truancy, absenteeism, teen pregnancy, unemployment, suspensions/expulsions, dropout rates, incarceration, criminal activity and anti-social behavior of teens and young adults.
- C. Increase the graduation rates and acquisition of diplomas and GED's for high school students and young adults.
- D. Decrease racial and ethnic tensions in Lansing.
- E. Provide a safe and productive learning environment for participants, their families and visitors.
- F. Provide better employment opportunities and careers for participants.
- G. Increase participants' understanding and appreciation of history, art and culture.
- I. Provide training and practical, hands-on experiences for participants to broaden their horizons and improve their lives.
- J. Develop a sense of ownership of the CRCL in participants via nominal membership fees (dues) or sweat equity.
- K. Ensure that all youth participants give something back to the community via mandatory community service projects.

IV. NEEDS ASSESSMENT

A. Academic Performance:

Even with the numerous educational reforms in Lansing schools, the academic performance of minorities remains poor in comparison to their majority counterparts. Consider, for example, the number of Greater Lansing area residents that do not have a high school diploma: 14.7% of White residents, 24.2% of African-Americans, 39% of Hispanics, and 25.3% of American Indians have not completed high school. Historically, minorities don't

fair as well on MEAP and other standardized tests as their majority counterparts, who also lag behind state averages. Minority students in Lansing also drop out of school at an alarming rate. It is well-documented that academic failure is always a precursor to all the other anti-social behavior exhibited by youth.

B. Suspensions/Expulsions:

The Lansing School District just experienced record expulsions this school year: 105. Minorities were over-represented. Typically, African-Americans--CRCL's primary clientele--comprise almost 33% of the District's total student population, but account for over 50% of all suspensions. According to Lansing School District suspension data, minorities account for almost two-thirds of the total incidents of suspension.

C. Juvenile Delinquency:

Lansing, like many other urban communities, has a disproportionate number of minority in its juvenile justice system. For example, in 1995 according to Ingham County Probate Court, it adjudicated 1,733 juveniles, of which 721 (41.6%) were minorities. During that same year, the Lansing Police Department's Crime Analysis Section reports that 790 youth were arrested. Of the 790 arrested youth, 591 (74.8%) were minorities. Finally, according to Nervy Oliver, Director of Ingham County Youth Center, minorities account for between 70 and 80% of the long-term detentions at the facility in any given year.

D. Youth Risk Assessments:

Analysis of data from a violence risk assessment of youth in Ingham County conducted by the Michigan Council on Crime and Delinquency in 1995, further documents the over-representation of minorities engaging in violent crimes and subsequently being involved in the justice systems in Ingham County. Minorities also tended to have more of the risk factors(poverty, single parent families, child abuse and neglect, school failure, etc.), which are likely to propel them disproportionately into the criminal justice systems. Furthermore, ongoing longitudinal studies conducted by the Department of Justice, Office of Juvenile Justice and Delinquency Prevention reaffirms that children subjected to adverse conditions in schools, families, and in the community are at the greatest risk of exhibiting violent and criminal behavior. The Ingham County/City of Lansing Youth Violence Prevention Coalition's technical report, "Trends in Violence To and By Youth in Ingham County," concludes very disturbing trends that will only exacerbate youth

violence, juvenile crimes and gangs, and the over-representation of minority youth in the criminal justice systems if these issues are not addressed immediately and innovatively.

High unemployment rates, lack of employability skills, unhealthy diets and lifestyles, higher incidence of diabetes, high blood pressure, kidney disease, heart disease, cancer, lower life expectancies, higher infant mortality rates, teen pregnancies, lack of supervision and motivation, substance abuse, racism, and the lack of facilities and programs for older teens and young adults are additional reasons for the need to establish the Cultural Resource Center of Lansing and its comprehensive programs and initiatives as soon as possible.

V. PROGRAM EVALUATION

- A. Utilize formative and summative evaluations to monitor progress against established benchmarks, to make program revisions and improvements, and to measure outcomes and effectiveness.
- B. Track and monitor high school students' attendance, test scores, grades, truancy, absenteeism, teen pregnancy, suspensions/expulsions, dropout rates, incarcerations, criminal activity and incidence of anti-social behavior.
- C. Track graduation rates, GED completions, employment rates, community service participation, job trainings, and program offerings etc. of CRCL teen and young adult participants.
- D. Survey participants and partners on program content, future offerings, customer satisfaction, recommendations and suggestions.
- E. Utilize pre and post tests to determine participants' understanding, and appreciation of art, culture, history, racial attitudes, lifestyle changes for the better, information and materials presented, etc.
- F. Obtain and analyze crime statistics, school data, client feedback, research studies, and visitor surveys, etc. to evaluate program successes and shortcomings.
- G. Prepare written reports and share the results with funding sources and the Lansing community.

VI. FACILITY

- A. Location: Logan Square Shopping Center (former Holden Reid store on S. MLK Blvd. & Holmes Rd.)
- B. Building Capacity: 300-plus (dependent upon configuration)
- C. Total Square Footage: 6,000 sq. ft.
- D. Amenities: Lighting, air conditioning, bathrooms, drinking fountains

VII. BUILDING HOURS

- A. Monday through Saturday: 10:00 AM to 12:30 AM
- B. Sunday: 2:00 PM to 12:30 AM

VIII. ORGANIZATIONAL/GOVERNING STRUCTURE

- A. Applying for 501(c)(3) tax exempt nonprofit status
- B. Eleven-member, diverse Board of Directors
- C. Staffing: volunteers

IX. PROGRAMS

- A. Academic Support
 - 1) Tutorial
 - 2) Enrichment math, reading, science, foreign language, African American History, homework assistance
 - 3) Testing
 - a) MEAP
 - b) PSAT
 - c) ACT
 - d) SAT
 - e) Mastering test taking techniques
 - f) High School Proficiency Exam
 - 4) Parental support and participation
 - 5) Self-learning software K-12
 - 6) Hooked on phonics, educational software, etc.
- B. Mentoring
 - 1) One-on-one
 - 2) Group sessions

C. Career Development

- 1) Technical and vocational options
 - a) Resource people, unions, skilled trades, etc.
 - b) Salaries and wage scales
 - c) Tour facilities in area
- 2) Jobs Data bank with qualifications, wage scales, etc. about hot jobs now and in the future
 - a) Information or bibliography of local resources, programs, opportunities
 - b) Labor statistics
- 3) Resume Preparation & Interviewing Techniques
- 4) Entrepreneurial Classes

D. College Preparation

- 1) College library and database
 - a) College viewbooks, applications, housing, finance information, etc., entrance requirements, deadlines, etc.
 - b) Financial aid forms, scholarship applications forms, search services, etc.
 - c) Financial Aid workshops, seminars
 - d) College board practice tests
 - (1) manual
 - (2) computerized/self-paced
 - e) Mock interviews
 - f) Assistance filling out forms
 - g) Funds to pay those who can't afford to pay-for-SAT, ACT
 - h) College nights
 - i) Videotapes
 - j) Assist with portfolios
 - k) Fax machine to send forms, etc. to colleges and universities
 - l) Visits to local colleges or referrals to programs (Upward Bound) where students can get college experiences while in high school
 - m) Bibliography of resources on colleges, reference books, etc. available at local libraries
 - n) "How to pick a college" seminars and workshops for students and parents
 - o) Presentations by representatives from local colleges and universities

E. Cultural Offerings

- 1) Multicultural Library (books, photos, videos, etc.)
- 2) Storytelling
- 3) Literature

- 4) Dance
- 5) Theater
- 6) Visual Arts
- 7) Music
- 8) Book Signings
- 9) Arts & Crafts
- 10) Forums
- 11) Lectures
- 12) Cultural Exchange Programs

F. Social Skills Development

- 1) Anger Control & Conflict Resolution
- 2) First Aid
- 3) Self-esteem Building
- 4) Community Service Projects
- 5) Life Skills
- 6) Parenting Skills
- 7) Communications Skills

G. Other Activities

- 1) Dances
- 2) Talent Shows
- 3) Recreation
 - a) Ping pong
 - b) Chess, checkers, dominoes, backgammon
 - c) Billiards/Pool
 - d) Board games
 - e) Video games
 - f) Fitness and weight lifting
- 4) Family Hours
- 5) Recognition Ceremonies
- 6) Health screenings, presentations, demonstrations, presentations, etc.
- 7) Discussion Groups

X. TARGET POPULATION

- A. Lansing high school-aged students (14-19), especially at-risk, minority teens and young adults (19-25 years old)
- B. Family members of Lansing teens and young adults
- C. South Lansing and Lansing area residents and families
- D. The general public
- E. Tourists (5,000-plus/yr.)
- F. Number of Teens/Young Adults Served Directly: 700/yr.

G. Number of Teens/Young Adults Served Indirectly: 6,000/yr

XI. IMPLEMENTATION TIME TABLE

A. July, 2000

- 1) Prepare CRCL Proposal
- 2) Submit to City of Lansing
- 3) Create Board of Directors
- 4) Board meeting to draft articles of incorporation and by-laws

B. August, 2000

- 1) Submit nonprofit incorporation papers and by-laws to the State of Michigan
- 2) Apply for Tax I.D. number
- 3) Apply for 501(c)(3) tax exempt nonprofit status
- 4) Apply for License to Solicit from the State
- 5) Secure funds from the City of Lansing for building acquisition, renovations and start-up costs
- 6) Purchase equipment, supplies and materials
- 7) Identify, recruit and train volunteers
- 8) Meet with partners/linkages

C. September, 2000

- 1) Grand Opening
- 2) Recruit teen and young adult participants
- 3) Begin operations
- 4) Initiate fund raising and grant writing efforts
- 5) Prepare CRCL informational and promotional materials

D. October through December, 2000

- 1) Increase program offerings
- 2) Continue fund raising
- 3) Monitor and evaluate the Center's progress

E. January through June, 2001

- 1) Increase program offerings
- 2) Continue fund raising
- 3) Monitor and evaluate the Center's progress
- 4) Sponsor exhibitions and special events
- 5) Prepare reports and evaluations for funding sources

XII. BUDGET

A. Start-up Costs & Annual Expenses

1)	Lease @ \$8.50/sq. ft./yr. X 6,000 sq. ft.	\$51,000
2)	Taxes, Maintenance, Insurance @ \$2.30/sq. ft. X 6,000 sq. ft.	13,800
3)	Utilities @ \$1.50/sq. ft. X 6,000 sq. ft.	9,000
4)	Carpeting @ \$1.75/sq. ft. X 6,000 sq. ft.	10,500
5)	Partitions	1,500
6)	3 Desks @ \$350	1,050
7)	3 Chairs @ \$200	600
8)	2 File Cabinets @ \$100	200
9)	3 Telephone Lines (For calls, FAX, internet)	3,000
10)	20 12-16ft. Tables @ \$120	2,400
11)	300 Folding Chairs @ \$17	5,100
12)	Public Address System	1,750
13)	10 Computers, monitors, printers @ \$900	9,000
14)	10 Computer stands, chairs @ \$300	3,000
15)	Photocopier & maintenance contract	4,500
16)	6 Pool tables (used) @ \$900	5,400
17)	6 Ping pong tables @ \$75	450
18)	Large screen TV	1,700
19)	5 31" TV's @ \$390	1,950
20)	5 Video game systems @ \$120	600
21)	30 video games @ \$55	1,650
22)	10 Board games @ \$20	200
23)	2 VCR's/DVD's @ \$225	450
24)	Security Alarm	1,800
25)	6 Bookcases @ \$60	360
26)	4 Bulletin Boards @ \$40	160
27)	Digital Video Camera	800
28)	6 Easels @ \$50	300
29)	Cassette/CD player/speakers	800
30)	FAX/scanner/copier/printer	800
31)	Office Supplies (Paper, pens, pencils, etc.)	3,000
32)	Computer supplies	1,800
33)	Educational materials (Dictionaries, thesauruses, calculators, paper, etc.)	2,000
34)	Arts & crafts supplies	2,000
35)	Educational software	5,000
36)	Testing, reference, & resource materials	500
37)	Printing	3,200
38)	Postage	3,300
39)	Video tapes	100
40)	10 chess/checker/backgammon sets @ \$20	200
41)	2 used fitness machines, weights, mats	800
42)	Professional Services (tax preparation, grant writing, legal)	12,000
43)	Fund raising expenses	4,000
44)	Miscellaneous	1,200
45)	Contingency (@4.93%)	8,980

TOTAL EXPENSES

\$182,000

B. Revenues

1)	City of Lansing	\$30,000
2)	Michigan Humanities Council	5,000
3)	Greater Lansing Foundation	5,000
4)	Capital Regional Community Foundation	15,000
5)	Granger Foundation	10,000
6)	Ransom Fidelity	5,000
7)	Abrams Foundation	2,000
8)	General Motors Corporation	50,000
9)	Blue Cross Blue Shield	5,000
10)	United Parcel Service	5,000
11)	Gannett Foundation	5,000
12)	Donations	5,000
13)	Individual & Corporate Memberships	6,000
14)	Dues	3,000
15)	Fund Raising Events	10,000
16)	Exhibition Admissions	4,000
17)	Mail Solicitations	3,500
18)	Facility Rentals	2,000
19)	Corporate Sponsorships	8,500
20)	Churches, Service Clubs, etc.	3,000

TOTAL REVENUES:

\$182,000

XIII. STAFFING

A. Number of volunteers: 50

B. Types of volunteers

- 1) Tutors
- 2) Mentors
- 3) Computer instructors and technicians
- 4) Resource people
- 5) Security
- 6) Janitorial/maintenance

C. Professional caterers

D. Hire professional staff in year two of operations

XIV. COMMUNITY LINKAGES & PARTNERSHIPS

A. NAACP (Mentoring, voter education)

B. Greater Lansing Urban League (Job training, test taking & employability skills development)

C. City of Lansing (Technical assistance, funding)

D. Youth Development Corporation (Employability skills,

mentoring, employment for teens)

- E. NYPPP (Substance abuse prevention programs & materials)
- F. Black Child & Family Institute (Educational and cultural resources)
- G. Black Churches & Pastors Conference (Volunteers, mentors, funding, community service sites)
- H. Black Association of State Employees (Mentors, presenters)
- I. South Lansing Business Association (Employment opportunities, community service projects)
- J. Lansing School District's Harry Hill, Adult Education, etc. (Vocational training, employment for teens, GED, presenters)
- K. Local Unions & Skill Trades (Presenters, internships, technical assistance, employment opportunities)
- L. College Students, Fraternities and Sororities (Volunteers, mentors)
- M. Black Men Inc. of Greater Lansing (Volunteers, mentors, presenters)
- N. Community Organizations & Service Clubs (Funding, volunteers, community service projects)
- O. Lansing Community College, Davenport, M.S.U. (Admissions and financial aid presenters and materials)
- P. Local Arts & Cultural Organizations (cultural exchange programs)
- Q. Cristo Rey Community Center (Educational and cultural resources)
- R. Ingham County Health Department (Health screenings and presentations)
- S. National Kidney Foundation of America, Red Cross, Diabetes Association, and other health agencies (Health screenings, presentations and dissemination of health materials, etc.)
- T. Local Supporters To Date (Individuals)
 - 1. Tony Benavides (Lansing City Council)
 - 2. Rev. Michael Murphy (President, Lansing City Council)
 - 3. David Wiener (Mayor's Assistant)

4. Dr. Joyce Jay (Asst. Principal of Dwight Rich)
5. Clint Canady (Attorney)
6. Yvonne Camal Canul (Lansing School District)
7. Pauline Johnson-West (Former School Board Member)
8. James White
9. Cordell Henderson (Principal, Harry Hill)
10. Deandra Curtis
11. Dr. Richard Halik (Superintendent Emeritus)
12. Kim Coleman (Former Director, YMCA)
13. Tracy Hampton (Attorney, NAACP)
14. Cleveland Henry (Retired, Lansing School District)
15. Reniero Araoz (Principal, Eastern High School)
16. Robert Johnson (Former Police Chief)
17. Chris Holman (Publisher/Radio Host)
18. Christine Timmon (TV host/Community Activist)
19. Ernestine McMullin (Retired Mental Health Worker)
20. John Pollard (The Peacemaker)
21. Frank Curtis X (Founder/Advocate)

XV. PROJECT CONTINUATION

A. Potential Revenue Sources

- 1) Foundation Grants
- 2) Dues
- 3) Individual and Business Memberships
- 4) Donations
- 5) Mail Solicitations
- 6) Fund Raising Events
- 7) Government Funds
- 8) Cause-related Marketing
- 9) Entrepreneurial Projects & Ventures
- 10) Memorials
- 11) United Way
- 12) Admissions from Exhibitions
- 13) Facility Rentals

B. Possible Spin-offs

- 1) Business Incubators
- 2) Special Events
- 3) Concessions at Special Events
- 4) Fees for Services to assist other arts and cultural organizations
- 5) Joint Ventures with other arts and cultural groups
- 6) Corporate Sponsorships

C. Professional Staff Hired in Second Year of Operation

- 1) Executive Director
- 2) Development Director
- 3) Secretary/Receptionist
- 4) Program Support Specialists (2)

SOUTH LANSING COMMUNITY ACTION PLAN

Getting in touch with the heart and spirit of South Lansing

TABLE OF CONTENTS

I.	Background: South Lansing Community Voices Project.....	
II.	About this Plan.....	
III.	Personal Health and Well-being	
	• Increase awareness and use of existing physical and mental health services.....	
	• Increase the availability and use of preventative and primary health care.....	
	• Reduce the external barriers to fully realizing ones health and well-being	
	• Inspire people to move in the direction of their health and well-being.....	
IV.	Strengthening Community	
	• Implement strategies that will strengthen neighborhoods in South Lansing	
	• Increase and maintain homeownership in South Lansing.....	
	• Develop a shared community vision of South Lansing	
V.	Improving the Physical Environment.....	
	• Improve the physical environment of South Lansing Neighborhoods	
	• Improve the physical environment of South Lansing businesses.....	
	• Beautify and restore major city streets in South Lansing	
	• Identify and promote the historical significance of South Lansing	
	• Establish a neighborhood organization in the “Old Everett District”	
VI.	Improving the Quality of Life for Young People.....	
	• Implement strategies that will help youth and their families access information about the resources, activities, and opportunities that are available to them	
	• Encourage or motivate kids and parents to engage in their own life and with the resources available to them	
	• Develop new opportunities for middle and high school aged youth that foster healthy kids and safer communities.....	
	• Work to change State of Michigan law about the age at which a child can legally withdraw from school in order to increase the number of youth graduating from high school.....	
	• Listen to the voice of South Lansing youth and respond to their wisdom by helping implement strategies they identify as helpful to improving the quality of life for young people.....	
VII.	Every Voice Counts: An Opportunity for Involvement.....	
VIII.	Acknowledgements	

BACKGROUND:

SOUTH LANSING COMMUNITY VOICES PROJECT

This project is a part of the Ingham County Community Voices Grant, and is funded by the W.K. Kellogg Foundation and Ingham Regional Medical Center. The Community Voices Grant aims to engage residents in the community, learning from them what changes they think are needed to improve the overall health and well-being of their community. The Voice of the people is then shared with a variety of community partners in hopes of directing resources, creating policies, and conducting programs in a manner that is fully supported by the people living and working in the community.

The process is intended to identify current assets, cultivate new leadership, increase community connectedness, and set a community agenda for change.

Members of the South Lansing community defined the Community Voices Project as follows:

INSERT C.V. MISSION DIAGRAM

The South Lansing Community Voices Project is unique in its inclusion of the teaching of Health Realization to the people working on the project. Health Realization has been used as a community development model in many other areas of the country, and Ingham Regional Medical Center used the model as an organizational development strategy. Employee and community response led to Health Realization being incorporated into the project.

Ingham has offered its expertise in the teaching of Health Realization to the community by agreeing to serve as a lead partner in the South Lansing effort, and by grounding the project in the understanding of Health Realization. It is believed that focusing on relationship, rapport, connection, and respect will increase the benefit of the Project to the community.

South Lansing community members further clarified the underlying values which guide this work:

- Involve people of all ages
- Ensure that everyone who wants too participate can do so
- Have people working together effectively

- Listen to each other
- Have Fun
- Keep the work centered in positive proactive energy
- Look for possibilities
- Empower people to really say what they need, and to make their voices heard
- A community partnership between those who live and work in South Lansing
- Make sure the work makes a difference

ABOUT THIS PLAN

The **South Lansing Community Action Plan** is the culmination of all of the work of the South Lansing Community Voices Project to date. It builds upon the voices heard throughout the year 2000. People who live and work in South Lansing shared their wisdom in many ways:

- 216 people were interviewed during the South Lansing Leadership Institute
- 15 people participated in a focus group for South Lansing business leaders
- 200 people attended the South Lansing "Community Health" Summit held in October 2000 at Everett High School

All of the information gathered centered around **four priority areas for change** in South Lansing:

- 1. Personal Health and Well-being**
- 2. Improving the Physical Environment**
- 3. Strengthening Community**
- 4. Improving the Quality of Life for Young People**

Between January and June 2001, approximately 80 people participated in four action plan work teams. The goal of these work teams was to take the community goals identified during the interview and summit process and to create a plan that would make these ideas a reality.

The South Lansing Community Action Plan is a summary of the creative ideas developed to improve the overall health and well-being of the people who live and work in South Lansing.

The Action Plan is considered a work-in-progress. It is a living document intended to move the community vision toward implementation. During the implementation phase, the ideas will be further shaped and clarified. The process of asking for community input, listening to community voices, taking action, and reporting back will continue. The hope is to gain additional involvement, leadership, consensus, and wisdom along the way.

South Lansing is a great community made up of people with incredible heart. This plan is intended to reconnect to the spirit of the community and build upon the wonder that already exists.

HEALTH AND WELL-BEING

Mission: Improve the health and well-being of people who live and work in South Lansing.

Goal #1: Increase the awareness and use of existing physical and mental health services.

Action Steps:

1. Create a Community Resource Navigators program on the Southside.
 - a. Community Resource Navigators would serve as a neighborhood-based link between South Lansing families and a broad array of health, human service, government, and other agencies.

The intent is to utilize people who others know, trust, and naturally turn to for help to facilitate information sharing and successful connection with the appropriate services, resources, and opportunities. The navigators should be South Lansing people. Specific recruiting should occur from neighborhoods and faith-based institutions. Health Navigators should be trained to assist people in overcoming transportation, childcare, and other barriers.

2. Host regularly scheduled health fairs in South Lansing.
 - a. Host an annual South Lansing community wide health fair that includes a wide variety of physical and mental health practitioners, including alternative and complementary practitioners as well as traditional health care providers.

An annual South Lansing community health fair would be a predictable opportunity for people to come together to share information and resources as well as to build a sense of community and a commitment to health. This event could be coupled with another community health project, such as the proposed 5K Walk/Run (described in Goal 4 below).

- b. Support health fairs that already exist in South Lansing by providing help to organizers in publicizing the events.
3. Provide community resource information at identified sites around South Lansing that would include access to Lansing resource web sites as well as printed materials.
 - a. Community Resource Navigators could assist with upkeep and have "office hours" at some locations.
 - b. Community Resource Navigators could utilize computers available for public use to teach people about the existence and use of Lansing resource web sites.

Goal #2: Increase the availability and use of preventative and primary health care.

Action Steps:

1. Develop a school-based health clinic in a South Lansing middle or high school that would include adolescent health services.
 - a. This clinic would be similar to the Otto School Health Clinic.
 - b. Staff grounded in Health Realization.
 - c. Health Realization classes offered through the clinic to patients to assist with mental and physical well-being.
2. Articulate the ideas generated from the South Lansing community about how to utilize the new mobile health clinic developed in partnership by the Ingham County Health Department, Ingham Regional Medical Center, and Dean Transportation.
 - a. Utilize the mobile health clinic in neighborhoods that have high rates of uninsured individuals to provide basic assessment and referral care and to connect eligible individuals with health insurance coverage.
 - b. Partner with the Lansing School District to provide the aforementioned services before or after school at schools in South Lansing.
 - c. Utilize the mobile health clinic in ways that provides for immediate needs while moving people in the direction of preventative and primary medical care.
3. Work with the two area hospitals to find ways to increase use of preventative and primary care, especially for those who continue to use the Emergency Room for the majority of their healthcare services.
 - a. Connect interested patients with a community person, such as a parish nurse or community resource navigator, who can follow-up with them after their crisis to assist with such things as following through with necessary follow-up care and attempt to link patients to primary care services and insurance coverage.
 - b. Create a way to redirect patients who present at the Emergency room for non-emergent services to more appropriate services.
 - c. Offer these patients access to a class designed to motivate and inspire people in the direction of their health and well-being and to reduce the internal barriers to health (See Goal #4 below).

Goal #3: Reduce the external barriers to fully realizing ones health and well-being.

The vision is to have a community where services are readily available, user friendly, culturally sensitive, and conveniently located. It also includes making sure that individuals have what they need to utilize these services, including transportation, child-care, and payment for services and prescriptions.

This was a clear theme in the 216 interviews completed through the South Lansing Leadership Institute. The work team did not directly address this area.

Instead, we recommend that a multi-agency collaborative board adopt this issue and explore ways to assist individual providers and the larger community to make improvements in these areas. The South Lansing community is looking for someone to assess competency in these areas, to identify what gaps currently exist, and to determine how to fill the gaps.

Goal #4: Motivate and inspire people to move in the direction of their health and well-being. Reduce the internal barriers to realizing ones health and well-being.

Action Steps:

1. Provide opportunities for people to attend insight-based wellness programs that allow people to get in touch with their own potential and to become motivated and inspired to move in the direction of their emotional and physical health.

The South Lansing community identified personal behavior as the most important building block of health. People also drew a strong connection between spiritual grounding, personal balance, and positive personal behavior. The intent of this action step is to provide environments in which people can explore how to become centered so that they are more likely to have and deeply connect to insights about how to physically and emotionally care for themselves.

- a. Explore different philosophies or models.
 - b. Identify high impact ways to bring this to this South Lansing community.
 - c. Find ways to provide classes to people who use the emergency room for their primary care.
 - d. Teach Health Realization to the staff and students of South Lansing schools.
2. Annual 5K Walk/ Run for South Lansing Neighborhood Development.
 - a. This fundraiser would promote health and well-being in the South Lansing community while highlighting the strength and vitality of individual neighborhoods.
 - b. All funds raised would be used for neighborhood and community development in South Lansing.

STRENGTHENING COMMUNITY

Mission: Strengthen the South Lansing Community.

There are many individuals, organizations, and groups working to strengthen the South Lansing community. The strategies and programs identified here are intended to encourage community participation and to empower those who have a vested interest in South Lansing with the information, skill and opportunity to share their voice and shape their community.

The descriptions that follow contain the essence of our ideas. These ideas will grow and develop during the planning and implementation process. This process must include the wisdom of those it affects in order for the ideas to be meaningful and have significant impact.

Goal #1: Implement strategies that will strengthen neighborhoods in South Lansing.

Action Steps:

1. Create or hire staff dedicated to community-building in South Lansing. The staff members would assist with the development and support of South Lansing neighborhoods, provide a link between neighborhoods, and help strengthen the voice of the larger South Lansing Community.

The South Lansing community-building staff would dedicate their time and attention to helping South Lansing organize, stay connected, develop a shared community vision and identity, and to assisting individual neighborhoods with what really matters to them. They would work with currently organized areas, as well as, providing outreach to areas not known to be organized.

Community-building staff would work directly with neighborhood organizations, neighborhood watches, and individual residents. They would work in concert with resources already available in the community and facilitate connections between residents and resources. They would work to find and secure new resources as needed. The intent is to have staff with the time, ability, and skill listen and assist the South Lansing community in strengthening its heart, spirit, and sense of connection

- a. Find an agency, organization, or other community entity to provide the organizational home for this position.
- b. Hire staff to fulfill this function for the South Lansing community.

Community-building staff should possess the following qualities: the ability to gain and maintain positive relationships with a wide variety of people and organizations; the ability to see the potential in people and their neighborhoods; strong ability to facilitate group discussion in a positive, proactive, harmonizing manner; this person would need to be able to serve as a credible link between resource holders and community members.

- c. Obtain additional community development support from college students completing internships and from community volunteers.
2. Develop a public service campaign to increase awareness about the benefits of getting to know your neighbors, being an organized neighborhood and promoting the neighborhood organizations, neighborhood watch groups, and community resources available to South Lansing neighborhoods.
 - a. Create and launch a media campaign.
 - b. Find mechanisms to connect people who want to start a neighborhood watch or organization that live in the same area.
 - i. Work with www.InTouchLansing.com to create a forum for South Lansing residents interested in organizing their area to connect, ask questions about community organizing and neighborhood building.
 - ii. Work with the Lansing Police Department and Lansing Neighborhood Council to host informational meetings in interested South Lansing neighborhoods.
 - c. Host an annual South Lansing Neighborhood Pride Event that is free, fun, and highlights neighborhoods in South Lansing.
 - i. A warm weather outdoor event focused on the South Lansing Community coming together and celebrating its strengths.
 - ii. Promote the value of being an organized community and highlight the work of neighborhood organizations and neighborhood watch groups.
 - iii. Combine this event with a contest to design "Welcome to South Lansing" signs. People could vote for their favorite sign through a monetary donation. This contest and fundraiser could lead up to and promote the event with winning designs announced the day of the event.
 - d. Work with local television stations to host a regular news segment that highlights the work of neighborhood groups.
3. Develop and provide a "Welcome Wagon" information packet to new neighbors.
 - a. Inform new neighbors about resources available in the neighborhood and in South Lansing/ Lansing generally.
 - b. Work with realtors, business owners, schools, community and neighborhood groups.
4. Provide opportunities for South Lansing neighborhood leaders to come together.
 - a. Host gatherings for South Lansing neighborhood leaders which would include opportunities for resource sharing, to be supportive of one another, to learn from others experiences, to have more power when addressing common issues, such as working with the city council, and to address overall South Lansing issues.

- b. Develop an orientation program for new leaders and organizations where people can learn about the resources available to them and get other practical assistance.
 - c. Create a mentorship program to support new leaders.
 - d. Support and utilize the Northwest Health Community Initiative in the development of a Community Building Handbook.
 - e. Leadership retreat grounded in Health Realization principles.
 - f. Develop a list of people in the South Lansing community who have specific skills or knowledge who would be willing to assist residents as they are doing neighborhood development work.
 - g. Identify people who live and work in South Lansing who are in key positions on various boards or community initiatives in order to establish positive relationships and a two-way communication exchange.
5. Assist those working in South Lansing neighborhoods to have positive connected relationships with each other (example neighborhood organization and watch leaders, schools, police, business, faith based institutions, and city officials).

Goal #2: Increase and Maintain Homeownership in South Lansing.

Action Steps:

1. Develop South Lansing specific housing promotion materials and a means to keep them updated and readily available.
 - a. Materials should capture the heart and spirit of South Lansing.
 - b. Materials should be easily updated and reproduced.
 - c. Materials should have a format that provides flexibility in use, including the option to promote South Lansing in general or specific neighborhoods.
 - d. Neighborhoods should be encouraged to develop and include neighborhood-specific information in these materials.
 - e. The process of developing these materials should be a community-building strategy in and of itself focused on bringing people together in a positive cooperative spirit and utilizing the talents of those who live and work in the community.
 - f. Work with the Greater Lansing Realtors Association to put the information on their web site and to identify other potential ways of utilizing the information.
2. Obtain and utilize information about the buying and selling of homes in South Lansing, including the characteristics of those who are buying and selling to learn about what type of individuals South Lansing is attracting and how to build on the success of the community. This may provide information about how to utilize marketing materials and uncover additional opportunities for increasing and maintaining homeownership.
3. Find ways to support neighborhood-based work to increase and maintain homeownership.
 - a. Establish a program similar to the "Housing Ambassadors" program developed on the Eastside of Lansing. This program

- would work with neighborhood residents to teach them how to access and utilize information, resources, and strategies to increase property values and homeownership in a given neighborhood. This program would help people develop a specific plan for improving their neighborhood and provide ongoing support, learning, and opportunities for sharing.
- b. Promote local housing programs and resources through neighborhood watch groups, neighborhood organizations, and neighborhood centers.
 4. Work with the South Lansing Schools to find ways that individual residents or community groups can assist the schools in providing quality education and to communicate their quality and commitment to children and families. The quality and perception of schools greatly affects an area's ability to attract and retain homeowners.
 5. Work with the City of Lansing Master Planning process, South Lansing neighborhood-based schools, Greater Lansing Realtors Association, and other interested parties to develop a plan to provide improvements that increase the likelihood that these neighborhoods will attract and retain families.
 6. Identify the areas in South Lansing that are at high risk of having termites and provide education and assistance to these neighborhoods on how to prevent and address any problems.
 7. Work with local faith-based institutions to promote homeownership in the surrounding neighborhoods.
 8. Bring together businesses interested in exploring employee incentive programs for those who choose to buy a house in South Lansing. Explore possible opportunities for individual businesses and for partnership.
 9. Work with local housing programs to encourage rehabilitation and redevelopment of homes in South Lansing.
 10. Find creative and meaningful ways to teach middle and high school students about financial matters. Programs should address basic skills and information, as well as, information about the connection of establishing good credit and beginning to save while you are young to long-term goals such as home ownership and financial stability.
 - a. Establish partnerships between schools, area housing programs, realtors, neighborhood organizations, and other interested parties to explore options for integrating this type of learning into existing curriculum/ programs and finding new opportunities.
 - b. Provide learning opportunities in a variety of settings and contexts. For example, schools, neighborhood centers, boys and girls club, through neighborhood watches and organizations.
 - c. Housing programs could provide a learning opportunity for children whose parent(s) are seeking assistance.
 - d. Housing programs could tape and play financial management classes on television.

Goal #3: Develop a shared community vision of South Lansing.

Action Steps:

1. Develop and implement a community identity public relations plan.

This campaign could revolve around getting to know one another, coming together, celebrating the diversity and the commonality of the residents of South Lansing, giving back to your community and the personal and community benefit that naturally flows from increased positive connection.

2. Place "Welcome to South Lansing" signs at the major entrances to South Lansing.

This would build a common understanding of what constitutes South Lansing geographically and begin to shape a community identity. We would sponsor a contest for South Lansing residents/ neighborhoods to design the signs. This contest could lead up to and a winner(s) announced at the South Lansing Neighborhood Pride Event described above.

3. Hold a variety of annual events that bring South Lansing together (festivals, ice cream social, talent show, cultural events, South Lansing Neighborhood Pride event).

4. Increase the availability and use of natural gathering places.

- a. Expand the South Lansing Library and/ or develop another library branch in the southwest corner of Lansing.
- b. Open an intergenerational community center in South Lansing.
 - i. Review the plan for a community center previously developed by the South Lansing Community.
 - ii. Decide if this plan meets the current community needs.
 - iii. Take steps necessary to have a plan that reflects the current needs and wants of the community.
 - iv. Form an intergenerational implementation team committed to making this community center a reality.

PHYSICAL ENVIRONMENT

Mission: Improve the physical environment of South Lansing.

People living and working in South Lansing know the spirit and heart of our community. This plan is intended to find ways to help residents and business owners "clean it, fix it, and maintain it" so that the physical condition of the neighborhoods, streets, and businesses reflect the pride and desire for a quality life felt by South Lansing residents.

The intent is to work in a positive and proactive way that strengthens relationships between residents, business owners, the City of Lansing, the Lansing Police Department, South Lansing schools, faith-based institutions, and other interested parties.

Goal #1: Improve the physical environment of South Lansing neighborhoods.

Action Steps:

1. Annual Clean-Up Day
 - a. Create an annual clean-up day program for interested neighborhoods that are not currently eligible for a City of Lansing paid clean-up.
 - b. Pilot the project in the "Old Everett District" utilizing neighborhood watch groups or the Police Team area to be the structure or vehicle by which the event is organized and promoted. *(The Old Everett Neighborhood District boundaries are: North-Greenlawn, South-Jolly, East-Railroad Tracks, West-Martin Luther King Jr. Blvd., West Holmes to South Washington)*
 - c. The Annual Clean-up would occur in the Fall and/ or Spring.
 - d. Focus on the removal of Bulk Items and Yard Waste.
 - e. Work with the City of Lansing to determine what assistance they might give to this project.
 - i. 1 free bag for each City of Lansing bag.
 - f. Explore other partnership opportunities for removal of refuse, including private haulers for bulk items.
 - g. Explore options for partnership with business owners in the area or South Lansing Business Association to expand the scope of the clean up to the businesses and major corridors in this area.
2. Find mechanisms for distributing information to homeowners and landlords informing them of their rights and responsibilities in regards to housing codes, inspection requirements, owner and resident responsibilities for property and yard upkeep, trash pickup, recycling, the disposal of large items, etc.
 - a. Find distribution channels through the City of Lansing, Greater Lansing Board of Realtors, Libraries, community-based centers, and neighborhood groups and others.
 - b. Work with existing mailings and newsletters to include education of rights and responsibilities.

- i. For example, the City newsletter could explain what a hazardous waste is in addition to when and where you can get rid of them.
 - ii. The "Shopper's Guide" goes to every address in South Lansing and may be willing to include this type of information.
3. Implement strategies to promote and assist neighborhoods forming neighborhood associations/organizations and neighborhood watch programs.
 - a. Strategies to do this are identified in the Strengthening Community section of this plan.
 - b. Work with the Lansing Police Department to find a mechanism for getting information (similar to the information given to neighborhood associations) distributed to Neighborhood Watch leaders that are interested in receiving such information (i.e. information from the city regarding things that will impact the neighborhood, groups wishing to donate time and resources to help neighborhoods).
 - c. Provide assistance and coaching to neighborhood groups and individuals looking to address specific problems. Teach people how to raise their voice effectively through petitions, writing letters, attending and speaking at city council meetings.
4. Maintain the quality and character of the South Lansing community by retaining the A-1 Residential zoning sites and density established in the Southeast and Southwest City of Lansing Master Plan.
Keep residential areas, residential and business areas, business. Work to fully occupy and utilize existing space as designated in the current City of Lansing Master Plan.
5. Work with the City of Lansing to find ways to ensure that all proposed changes to zoning are in the best interest of the residents living in an area.
 - a. Require a feasibility study and/or an Economic Impact Study when someone requests to rezone A-1 residential property or properties near A-1 residential areas.
 - b. Do not rezone A-1 residential areas if there is an alternative and equitable location already available for the proposed business use.
6. Work with the City of Lansing Master Planning process to reduce the number of vacant lots in the South Lansing area and to reduce safety hazards on the remaining lots.
7. Work with the Lansing Police Department to identify and address neighborhood areas where speeding and high volume of traffic are a particular problem.
8. Implement strategies designed to address nuisance problems in neighborhoods that are unable to be solved neighbor to neighbor (including noise and code violations).
 - a. Work with the City of Lansing Code Compliance Department to identify strategies for strengthening relationships between Code Compliance Officers and community members or neighborhood groups.

- b. Work with the City of Lansing to find easy cost-effective ways to report code violations and to receive feedback about actions taken by the city to enforce ordinances.
- c. Work with the City of Lansing Code Compliance Department to make sure that code compliance officers are aware of community resources available to assist people who are unable but interested in fixing their property.
- d. Identify and promote programs that help neighborhoods maintain safety and physical beauty, including the Landlord and Neighborhood Development (LAND) program implemented by the Lansing Neighborhood Council.

Goal #2: Improve the physical environment of South Lansing businesses.

Action Steps:

- 1. Identify and implement ways for neighborhoods to promote and be supportive of businesses that maintain their property in an aesthetically pleasing way.
- 2. Work with the City of Lansing to find ways to make sure that those who own and occupy business property are aware of their rights and responsibilities in regards to the physical upkeep of their property.
- 3. Target individual owners of problematic properties and work to establish a positive relationship with them. In a spirit of cooperation and good-will attempt to solve the difficulties.
- 4. Work with the City of Lansing to find ways to address repeat code violation offenders.
 - a. City of Lansing could consider a graduated fine system.
 - b. Neighborhoods could organize boycotts or pickets of businesses.
- 5. Many business properties on the Southside are for sale, especially on the major corridors.
 - a. Develop corridor studies and plans for South Cedar.
 - b. Support City Council work on Martin Luther King Blvd.
 - c. Work with the Greater Lansing Board of Realtors and the South Lansing Business Association for reuse or redevelopment of key vacant sites.
- 6. Work with the City of Lansing Master Planning process to update the plan for community identified priority areas.
 - a. Update the City of Lansing Master Plan for East and West Jolly Road regarding redevelopment and rezoning.
 - b. Redevelop or rehabilitate the west side of Cedar St. from Mt. Hope to Holmes Rd.
 - c. Update the master plan for East and West Mount Hope Road regarding redevelopment and rezoning.
- 7. Support the Lansing City Council, City of Lansing Planning Department, and City of Lansing Code Compliance effort to make and enforce clear and stringent codes for businesses that set a high standard for the care and upkeep of property.

8. Work with the City of Lansing, South Lansing Business Association, and other interested parties to find creative incentives for businesses willing to renovate and occupy abandoned buildings.

Goal #3: Beautify and restore major city streets in South Lansing.

Residents want the city streets to reflect the quality of South Lansing neighborhoods. The major streets are the gateway to South Lansing and give people an impression of the area. Improving the look and feel of the major roads will lead to an increased ability to attract and maintain home and business owners who share a commitment to a healthy community.

Action Steps:

1. Work with the City of Lansing Planning Department and Lansing City Council to find effective strategies to increase landscaping and green space on major South Lansing streets.
2. Work with the Board of Water and Light, Consumers Energy, the phone companies, and cable companies to promote the use of underground utilities.
 - a. Explore the feasibility of coordinating this effort with the City of Lansing's Sewer Separation Project.
3. Work with the City of Lansing, business owners, and community groups to find ways to increase year-round decorative lighting and light post banners on major South Lansing streets.

Goal #4: Identify and promote the historical significance of South Lansing.

Work to promote the history of South Lansing would ideally be an opportunity for people of different generations within a neighborhood or area to come together around a common issue and project. It would also foster neighborhood identity and organization.

Action Steps:

1. Obtain a historical marker for the site of the old Everett school.
2. Obtain a historical marker for the old train route in South Lansing.
3. Work with interested neighborhoods and businesses to identify other sites that may be appropriate for historical designation by the State of Michigan.
4. Identify whether any areas in South Lansing qualify to be a historic district.
5. Create opportunities for intergenerational sharing and learning about the history of the South Lansing community and its residents.

Goal #5: Establish a neighborhood organization in the "Old Everett District."

Many people living in the "Old Everett District" see working together to improve the physical environment and finding ways to capture the spirit and history of the

area as a catalyst for starting a neighborhood organization. This organization could then serve as an ongoing way to protect and strengthen the area.

Action Steps:

1. Identify residents interested in a neighborhood organization and help bring them together with the resources to help facilitate the group establishing a solid foundation. Potential partners include Neighborhood Watch groups, the South Neighborhood Network Center, the Lansing Neighborhood Council, and the Lansing Police Department.
2. Focus on getting a representative from each block/area within the district.
3. Host an "Old Everett District" Picnic to focus on getting to know each other and strengthening social connection between neighbors.

YOUTH

Mission: Improve the quality of life for young people living in South Lansing by strengthening both internal and external determinants of well-being and health.

There are many people working on behalf of youth in the South Lansing community. The strategies and programs identified here are intended to support or compliment the current work in the community and to strengthen the use of existing resources.

The descriptions that follow contain the essence of the ideas. These ideas will grow and develop during the planning and implementation process. This process must include the wisdom of the youth in South Lansing in order for the ideas to be meaningful and have significant impact.

Goal #1: Implement strategies that will help youth and their families access information about the resources, activities, and opportunities that are available to them.

Action Steps:

1. Facilitate a service learning partnership between local newspapers and South Lansing schools to put a 'What's Happening for Youth' section in newspapers on a regular basis. This section would be positive and upbeat. It would talk about what resources, activities, and opportunities exist for youth in the Greater Lansing area. Similar to the 'What's On' section of the Lansing State Journal, but targeted to youth and their families.
2. Work with existing web sites and phone hotlines, intended to provide information about resources, activities, and opportunities for youth, including <http://www.intouchlansing.com/> and <http://www.cacvoices.com/> and the City of Lansing Youth Information Line, to make sure that up-to-date information is available and easy to access.
3. Find ways to promote web sites, phone hotlines, and other resources that connect kids and their families to services and opportunities. Make information available in places and in ways that youth and families naturally spend time.
 - a. Celebration Cinema could provide screen advertisements.
 - b. Local radio and television stations could announce the resources that connect youth and families to services and opportunities in public service announcements.
 - c. South Lansing partners who have computers available for community use could have icons on the screen to connect users to the web sites automatically.

- d. Put information in grocery stores.
- e. Put information on the board for announcements at the Central Bus Station.
- f. Put information at the South Lansing Branch of the Lansing Public Library.
- g. Encourage continued print of the Community Connection, a publication of the Lansing Public School District and ask them to include a corner about community resources for youth.

Goal #2: Encourage or motivate kids and parents to engage in their own life and with the resources available to them.

Action Steps:

1. Provide positive reinforcement for middle and high school students earning good grades in the form of purchasing power at local South Lansing businesses or in savings bonds.
2. Provide opportunities for South Lansing youth and other community members to learn about Health Realization.
 - a. The Community Voices Grant currently provides opportunities for South Lansing community members to learn about Health Realization through courses open to the general community.
 - b. The Community Voices Grant is also providing opportunities to learn about Health Realization at specific locations in Ingham County where new trainers are volunteering their services in a service-learning arrangement. These sites include: Allen Neighborhood Center, Baker/Donora Focus Center, Black Child and Family Institute, Gay, Lesbian, Bisexual, Transgender Community, Highfields, Juvenile Detention Center, LaRoy Froh Housing Development, Michigan State University, MSU Extension Program, Otto Middle School, South Lansing Youth Coalition at Hill Vocational Center, Sparrow Community Health Center, Wexford Community Schools, Willow Plaza, Meridian High School
 - c. Secure funding for ongoing Health Realization Services for those areas where the community sees benefit and wishes for ongoing learning opportunities.
 - i. Provide opportunities for school staff.
 - ii. Provide opportunities for middle school students.

Goal #3: Develop new opportunities for middle and high school aged youth that foster healthy kids and safer communities.

Action Steps:

1. Develop a South Lansing Service Corps. This would be an intergenerational service learning corps. Building on what has been successful on the Eastside of Lansing, the South Lansing Service Corps would be an intergenerational service learning opportunity intended to

build relationships between people in neighborhoods and across generations.

2. Develop a school-based health clinic in a middle school or high school in South Lansing. (See description in Health and Well-being Section of Plan)
3. Sponsor a location where on a regular basis high school aged youth can listen to music, dance, showcase their skills, develop their talents, and learn about what they love.
 - a. A place for kids to be kids and do developmentally appropriate things in a safe supervised way.
 - b. Providing opportunities on a regular basis would increase safety.
 - c. The setting and location would be critical so that safety and use of the facility could be maximized.
 - d. A non-alcoholic adult chaperoned "club" atmosphere.
 - e. Youth should be engaged in the development and ongoing management.
 - f. Partner with local schools that offer courses in Hotel and Restaurant Management to assist with the development and management of this program. This would provide a service-learning opportunity for college students.
4. Increase neighborhood based services and opportunities for youth in South Lansing.

Goal #4: Work to change State of Michigan law about the age at which a child can legally withdraw from school in order to increase the number of youth graduating from high school.

Policy Recommendation:

Increase the age at which a child can legally withdraw from school from 16 to 18 years old or the completion of high school. Parents are responsible for their children legally until age 18, yet they have no current legal ability to enforce expectations that their children attend school. As a community we value education and raising the expectation sets a standard that is consistent with community values while providing legal support to those working to keep children in school.

Action Steps:

1. Contact the committee of Judges and State Representatives currently looking at this issue.
2. Engage in the discussion around this issue and provide information about our recommendation.
3. Obtain petition signatures to put the issue on the voting ballot.

Goal #5: Listen to the voice of South Lansing Youth and respond to their wisdom by helping to implement strategies they identify as helpful to improving the quality of life for young people.

Action Steps:

1. Have a wide range of youth participate in a facilitated discussion/review of this document as part of the community sharing process. Obtain feedback to enrich the plan.
2. Have youth in South Lansing schools write essays about how to improve the quality of life for young people and about how to strengthen the community overall.
3. The South Lansing Community should become a full partner in the Lansing Youth Summit proposed by the Northwest Healthy Community Initiative.
4. Recruit youth members to all implementation teams focused on improving the quality of life for young people.

EVERY VOICE COUNTS:
AN OPPORTUNITY FOR INVOLVEMENT

Moving from plan to action involves a community wide partnership. This Action Plan will be shared with individuals, organizations, and policy makers in an effort to gain support, energy, and input.

Everyone has a role in the development of the South Lansing Community. There are many ways to be involved and different types of talents, skills, and abilities necessary to bring these ideas to fruition.

Please sit with the ideas you have just read and see which ones speak to you. Then consider how you might like to participate. We need everyone; large and small commitments; ideas and financial support; help sharing the plan with potential partners and behind the scene assistance.

Following are a list of ways that we can use assistance now. This list is not inclusive. It is intended to spark ideas about how you can help.

**Please consider these and any other ideas that come to mind
and let us know how you would like to be included.**

*To get involved in South Lansing's
community change process, call
(517) 485-5213*

ACKNOWLEDGEMENTS

This community action plan would not have been possible without the generosity and support of the following organizations:

Ingham Regional Medical Center
W.K. Kellogg Foundation
Ingham County Health Department
Lakeside Consulting
Public Sector Consultants

In addition, over 800 people who live and work in South Lansing have directly been involved in this project to date. This is amazing. Please know that YOUR INDIVIDUAL INVOLVEMENT MATTERS. Thank you to all of you who have shared your time, skills, abilities, wisdom, and energy.

***Southwest Lansing
Healthy Community Conversation
“View to the Future”***

Preliminary Report of Findings

July 28, 2005

On July 28, 2005, approximately 25 community members participated in a dialogue sponsored by South Lansing Community Development Association and Ingham County Health Department with support from Michigan Department of Community Health, Faith United Methodist, Mid-Michigan Environmental Action Council, and local neighborhood associations. This report summarizes the process of the dialogue, the discussion points made during the Open Dialogue portion of the session, and the findings that were generated by this Focus Question:

**“What do we need to do to make Southwest Lansing
a healthy, vibrant, and thriving part of the Lansing Community?”**

The actions and strategies articulated in the findings will be validated and refined at a second meeting on September 1, from 6:00 p.m. to 8:00 p.m., at Faith Union Methodist Church.

PROCESS

The process began with the presentation of the following “trigger” information by Kathie Dunbar and LeRoy Harvey:

- “Major Themes” from the 2000 South Lansing Leadership Institute interviews, which were part of the *Community Voices* initiative.
- Findings from the “Revitalization Study of Three Southwest Lansing Intersections” conducted by Michigan State University students and the Economic Development Corporation of the City of Lansing.
- Information from the “Moving Our Community Toward Health” initiative.

Following these “trigger” presentations, participants engaged in an *Open Dialogue* about “things as they are” in Southwest Lansing and “things as we want them to be.”

Finally, participants were led through a structured exercise to answer the Focus Question. This began with a series of short-answer “summary” questions to help the group revisit the information they had heard thus far in the conversation. Each participant then brainstormed a personal list of good answers to the Focus Question. In small groups,

participants shared the items on their lists, submitting four or five good answers as a group. These answers were clustered on the adhesive board, named, and further discussed in order to determine the preliminary recommendations of the group. The group designated several of these recommendations "catalytic," meaning that if they were acted on, other recommendations would be automatically advanced.

PARTICIPANTS

The following people attended the dialogue; some participants' names may not have been recorded.

Ethel Artis
Christie Bleck
Paul Carrier
Michael Cole
Carolyn Condell
Neil Davis
Lila Dennis
Frank Dennis
Kathie Dunbar

Monica Dungey
LeRoy Harvey
Bruce K. Jones
Frank Lain
Melany Mack
Priyanka Pathak
Timmara Tanner
Carmen Thomas
Darnell E. Oldham, Sr.

Paul A. Sarver, D.C.
Mark Simon
Janine Sinno
Paul Steiner
Tracy Walker
John Wilcox
Randy Williams
Jessica Yorko
Doak Bloss, facilitator

All interested parties are invited to attend the follow-up session to help refine the preliminary recommendations, regardless of whether they attend the initial dialogue. Please call Kathie (819-9714) or LeRoy (336-7840) to let us know if you plan to attend so that we can accurately plan for food.

OPEN DIALOGUE

Discussion points that emerged from the open dialogue are presented below. Please note that most discussion points are the product of more than one participant's contribution, but do not necessarily reflect the feeling of the entire group.

Things as They are Now

- The lack of sidewalks is detrimental to the health of residents and creates a hazard for walkers and bikers, who are forced to use the roadway, where cars routinely travel at 45 miles per hour or faster. The City is aware of this problem, and recently did a study of all of the unconnected sidewalks in the city. Southwest Lansing was identified as an area to focus on.
- Several participants talked about the construction of "matchbox" apartment complexes and duplexes very close together in the area, with no green space or playgrounds. This leaves no place for children to play but in the street. The apartments are believed to be of very low quality, targeted to low-income renters; one person reported that people were moving into them before they were even finished. The City has a capacity to respond to substandard housing; however, code compliance officers often have difficulty doing so because builders and landlords manage to just barely meet minimum requirements, and there isn't an

adequate mechanism in state law to raise quality standards. One way for residents to begin working on this issue is to meet with Code Compliance to get a better understanding of the problem and ways to push for high standards.

- There is a strong sense that residents of Southwest Lansing contribute a great deal to the city in tax dollars, but that they are not getting their fair share of services and resources in return. Lack of sidewalks is a big concern; also the lack of sheltered bus stops, benches, and trash cans for long stretches on major streets. One participant said that an important step toward getting services, outreach, and block grant funding in this part of the community was to bring people together to realize what they could do: "You have to train a community to be vibrant and thriving."
- From Aurelius Road to Waverly Road, there are few recreational and educational resources for kids. Previously, the Network Center in Wexford Elementary School offered programming for children that was highly valued by the neighborhood, but this is no longer in place.
- There is no central location for seniors or youth to come together. Several participants would like to see this remedied by the creation of a South Side Community Center. Options for creating such a center were raised. Would it be possible to use part of Hill Academy or add on to that building, since there is abundant space and parking there? Although Hill is largely vacant during the summer, it is packed with activity already during the school year. What is needed is a full-service building that could accommodate all kinds of activity for Southwest residents of all ages, especially seniors and youth. Various locations should be considered, including even the Eaton County side.
- The Waverly Holmes Plaza was once a very nice place, attractive and occupied by quality businesses. One occupant of the plaza described how difficult it is now to get a response from the landlord to infrastructure concerns. Although the rent has doubled, it is very difficult to get lights and other utilities repaired. The parking lot is also in disrepair. It would be great to see the Zoning Department establish minimum standards that would restore the plaza to its former condition, and maintain appropriate accountability. If this were done, it could easily attract the kind of businesses that there is a demand for, according to the revitalization study: bookstores, cafes, clothing stores, etc.

Things as We Want Them to Be

- One of the biggest challenges facing Southwest Lansing is the false perception that exists about the area and its neighborhoods. The media contributes to this greatly by characterizing every crime that occurs south of Mt. Hope as a "South Lansing crime." In reality, most neighborhoods here are safe and beautiful, with great houses and residents who care about keeping things that way. This was confirmed by several participants who lived in other parts of Lansing, and who

were amazed when they came here and saw how nice the homes and neighborhoods really were. One of our goals should be to help overcome the negative image and thereby get people to want to move here. We could explore several strategies for doing this, like creating some kind of video that shows off the advantages of living here. We also need to work closely with the City and police to make sure it is clearly known that illegal drugs and crime are not welcome here.

- It's clear that we have to become the solution ourselves, or at least the beginning of the solution. With the mainstream media (LSJ, Community News, etc.) often portraying a negative image, we need to help them tell the real story, sharing stories like those found in the Southside Community News. The Southside Community Showcase is another good example: in the first year, however, it was almost impossible to get anyone from outside the neighborhood to come to the event. We need a homegrown, creative vision of what we want to become. We need to keep bringing new people into the process, by doing things like rotating the location of annual events in different parks.
- We need to energize people, both in Southwest Lansing and outside of it, so that people will begin to think of this as a place to come to do interesting things. Now, we tend to go to other parts of town, like East Lansing for "moonlight movies." One step is to wake people up to what is possible. Another is to work hard to bring in new attractions, like a local farmer's market.
- We need to keep our neighborhood school at Wainwright, and help it succeed. We also need to create other neighborhood schools in the area. School issues are something that residents can get excited about and mobilize around, especially if we can find ways to bring neighborhood activity into the school buildings.
- We need to advocate for an increase in the City's home rehab program.

RECOMMENDATIONS

In the structured exercise to answer the Focus Question—“**What do we need to do to make Southwest Lansing a healthy, vibrant, and thriving part of the Lansing Community?**”—the participants generated nine clusters of answers, which were used to formulate the ten preliminary recommendations below. Four of the nine recommendations were seen as *catalytic*, meaning that, if they were accomplished, they would automatically help accomplish many of the other recommendations as well. The catalytic recommendations are listed first. No other attempt was made to prioritize the recommendations.

The four catalytic recommendations focused on:

- A Vision for Action
- Involvement: Everyone Counts!
- Positive Public Relations
- Building Owner Responsibility

The other five recommendations concerned:

- Political Responsibility
- Re-investment
- Health and Safety Infrastructure
- Economic Development
- Community Center

Please note that these recommendations are in **DRAFT** form. They will be revised and validated at the Southwest View to the Future follow-up meeting on September 1, 2005.

Catalytic Recommendations

1. A VISION FOR ACTION -- Using the recent economic study as a platform, create a strategic comprehensive master plan for Southwest Lansing based on what the people who live here want to see happen.

The revitalization study and other information compiled by MSU students on Southwest Lansing have great potential to call attention to the many current and prospective assets of the area. This information should be used to get more and more residents engaged in creating a vision for what they want the Southwest to look like in the next five to ten years. Once that vision has been articulated, it should be framed as a comprehensive master plan to guide organized work by the community. Some steps that might be included in this plan have already been suggested:

- Make information and findings from this dialogue process available to other residents, and encourage them to give their input into a Vision for Southwest Lansing. *See Recommendation 2.*
- Find out what has worked in other communities, and other parts of town.
- Develop strong partnerships with departments and organizations who can help achieve the goals articulated by residents. For example, work more closely with the Zoning Department to learn how higher standards for maintaining commercial and residential properties can be established and enforced.
- Demonstrate to potential business partners that the residents are organized and committed to helping them succeed here.
- Seek grants and other resources that will create incentives for smart and stable economic development, and home rehab and maintenance.
- Celebrate and duplicate our successes both internally and externally; encourage a creative sharing of ideas.

2. INVOLVEMENT: EVERYONE COUNTS! – Create a groundswell of support within Southwest Lansing for seeing our own vision realized.

While it is clear that achieving a new vision for Southwest Lansing will require partnerships with a number of entities outside the area, including elected officials and businesses that would consider locating here, it is critical that we begin by involving our own community in the work. While we know that a large part of the inaccurate perception of the Southwest comes from outside media portrayals, we also need to be diligent in our “internal public relations.” The area is home to many dedicated, talented people who care about their homes, and who have deep family roots in this part of the city. Efforts to increase involvement should be built around the strategy of letting the local residents know how much they are valued and appreciated for maintaining the quality of life in Southwest Lansing. Everyone should know that his or her viewpoint counts as we move forward.

Some ideas and guidelines that were suggested about ways to achieve this goal:

- Continue to pull information out of the residents about their ideas for maintaining and improving the community, perhaps through surveys or conversations. Small material incentives could also be considered as a way to get people initially involved in talking about what they want. Grant money to support this could also be sought.
- As new information and new participants get involved, strive always to maintain a *unified* vision—one that keeps everyone at the table.
- Create from the vision and master plan some clear, concise messages about what can be done to maintain or improve our community, and how people can participate.
- Consistently remind people that change takes time; what is important is keeping an eye on our long-term goals, and not being discouraged by setbacks or delays along the way.

3. POSITIVE PUBLIC RELATIONS – Forge a compelling new image for Southwest Lansing in the Greater Lansing area.

Despite frequent portrayals of South Lansing in the media as an area with a high incidence of crime and substandard housing, there are many areas in Southwest Lansing that are well-maintained, safe, and populated by dedicated, diverse residents who want to keep it a great place to live. To build on that solid foundation and to prevent the negative image from becoming a reality in strong neighborhoods, residents of Southwest Lansing need to find ways to illuminate the resources and assets to the rest of the city. Events like the Southside Community Showcase are helpful in this regard, but reversing the negative image will require more than just positive events. Residents need to think in an organized, strategic way about how they can promote the Southwest through imagery, language, and success stories.

Southwest Lansing should look for in-kind or financial assistance through grants to promote the advantages of living and establishing small businesses here. This could take the form of a promotional video, a media campaign similar to the one produced by the town of Leslie, or working with media outlets to tell the stories of the area's homes and long-term residents.

4. BUILDING OWNER RESPONSIBILITY – Organize a positive, community-driven effort to maintain the aesthetics of commercial and residential properties.

Some landlords of both commercial and residential buildings in Southwest Lansing have not properly maintained them, which in turn impedes efforts to attract new small businesses within close range of the area's neighborhoods. This problem needs to be framed as a positive opportunity to make Southwest Lansing more vibrant and appealing. Residents should be empowered to raise the issue of property maintenance when it occurs, think creatively about ways to improve business facades, and work with the

Zoning Department to bring about enforcement of a higher standard of code compliance. This will most likely involve residents developing a better understanding of the challenges and opportunities faced by the City in trying to ensure that property is kept up. Greater understanding and communication about these issues, however, will enable Southwest Lansing to shine a brighter light on the issue, and engage important new partners in the effort to improve the area's look and resources.

Other (Non-catalytic) Recommendations

5. POLITICAL RESPONSIBILITY – Ensure that the concerns of Southwest Lansing are addressed by local elected officials and policy makers.

One result of all four of the catalytic recommendations should be that more attention is paid to the Southwest in decision-making by the Mayor's Office and City Council. Another myth about this part of town is that the people who live in the area don't vote, and therefore don't care about the city. In fact, residents of Southwest Lansing do vote and do care, and evidence of this should be brought to light. Individual residents should regularly be provided information on the issues currently under consideration by elected officials, and given the tools to community to their representatives on City Council. Local leaders should strive to maintain strong, positive relationships with City Council members, and engage them in the campaign to improve Southwest Lansing's status as a valued part of the city. Above all, residents of the area must continue to make their voice heard through the ballot box.

6. RE-INVESTMENT – Ensure that Southwest Lansing gets its fair share of benefit from tax dollars.

There is a strong perception on in Southwest Lansing that the amount of services and resources it enjoys from the city is not equal to the amount of tax revenue generated by the area's homeowners. Information on this should be compiled and organized as part of the campaign to achieve Southwest Lansing's Vision for Action. A case should be made to target tax dollars to programs and resources valued by the local residents, such as loans for home improvement for seniors living on a fixed income, and improvements in the environmental infrastructure.

7. HEALTH AND SAFETY INFRASTRUCTURE – Increase the number of sidewalks, bus shelters, and other basic infrastructure as a means of protecting the health and safety of Southwest Lansing residents.

The absence of sidewalks, bus shelters, and playgrounds in parts of Southwest Lansing poses a health hazard to pedestrians, children, and bikers. The health risk should be articulated as an argument for infrastructure improvements to City and county officials. This should be a concrete component of the Vision for Action.

8. ECONOMIC DEVELOPMENT – Create incentives, partnerships, and communication tools to attract new small businesses to Southwest Lansing.

Increasing the number of locally owned businesses is one way to keep local dollars in our community. Data recently collected in the revitalization study shows that there is an unmet demand in Southwest Lansing for quality affordable businesses such as restaurants, cafes, and clothing stores. In order to attract new businesses to locate here, it will be necessary to assure the improvement and upkeep of business properties, create economic incentives for the business owners, and demonstrate that the residents of Southwest Lansing are supportive and involved in maintaining their community. This should be a long-term objective of the Vision for Action.

9. COMMUNITY CENTER – Continue to work toward establishment of a full-service hub for community activity on the Southside.

Residents of South Lansing have long worked for the establishment of a community center that will meet the needs of the area's many seniors and youth. Such a facility would be of great benefit to Southwest Lansing residents' efforts to make the area more attractive and vital. The ideal center would provide abundant programming for people of all ages, educational workshops, recreational facilities, and serve as a convenient meeting place for groups seeking to ensure the strength and livability of Southwest neighborhoods.

SSCC
Health Outreach Team
Plan of Action Fall 2005-Spring 2006

Theme: What can our organization do right now to build healthy families in South West Lansing? How can we prevent infant deaths?

Background

Recently, the South Side Community Coalition hosted several neighborhood dialogues on infant mortality. Residents were given a chance to examine the causes and solutions of infant mortality in Southwest Lansing. Our community is clearly very passionate about these issues. This fall the South Side Community Coalition Health Outreach Team will be able to work towards solutions.

Teen pregnancy was one of the identified causes of infant mortality. Young mothers often do not have access to health care, or are afraid to ask for help. This results in infant deaths that could have been easily avoided with proper health care.

The goal of the health outreach team is to engage and educate residents about health issues, as well as connect residents to resources. This is a perfect opportunity for the Health Outreach Team to partner with the Ingham Health Departments teen abstinence program. This program will be designed to engage young people in healthy activities while educating about the consequences of teenage sex. Through education and engagement we will be able to begin organizing residents around this issue and bring long term change.

Outreach Program Timeline

- ❖ July-September: Survey of Residents
- ❖ September to December: Analysis of Survey, Building Healthy Families Series, After School Program, Teen Abstinence Program Development
- ❖ January to June: Report Survey Findings, After School Program, Teen Abstinence Program, New Programs Developed for Summer

Program Outline

After School Programs: Community Learning Center

Time Frame: Mid October to Mid April or May

Goals: Based on the qualitative results of our 2005 survey, many area residents have expressed a lack of activities available to children. Residents were also concerned about children with a lack of adult supervision. Across the country there has been a movement for creating Community Learning Centers: safe places for children after school to do homework, engage in their communities, and develop with character building activities.

With a successful after school program, the South Side Community Coalition will be able to build continuous and trusting relationships between children and families.

Programming: The key to a successful program is to provide help with basic tutoring complemented by creative outlets for children. We will need to recruit volunteer tutors, and MSU Student literacy groups to help with basic academic skills. We will be able to partner with other community service organizations to provide free projects and enrichment activities. This may include REACH art studio doing a project with children, Impression 5 workers coming to the center for science projects, making crafts with the Creation Station's recycled art materials. The Girls Scouts have offered to do a free weekly program with the girls (Oralia Cooker 699-9400 ext 33)

Staff and Times: Jonathan Solis will assist Miss Baker during her normal working hours. He will be able to work 12 hours a week from 3:30 to 6:30. He will be able to keep the center open past five in order to extend the effectiveness of our programs. He will be in charge of making sure children are picked up by parents. He will be able to help Miss Baker develop this program further.

Recommendations: After we have developed a successful program with children in attendance, I suggest that we apply for Title 1 funding. This funding would allow us to have additional funding as a Community Learning Center for programs, staff, computers and classes.

Building Healthy Families Series

Time Frame: Mid October to December

Goals: In order to combat infant deaths, we need to be able to get information out to families in a fun way on a regular basis. The more people are able to get to know us and interact with us, the more they are going to trust we are looking out for their best interests. Families will also be more likely to come to us for when they need help as well.

Programming: Biweekly or weekly sessions for families to come in socialize, grab some healthy snacks, and listen to a presentation about family health. Possible topics that I have researched include: Well Child, Safe Sleep, Mother/Infant Outreach, Eating Right, a Mother's Guide to Quit Smoking. This program has the potential to involve a door prize raffle, free food from local businesses, donated coupons and other small incentives.

Staff: The outreach coordinator, Lisa Hale, will be in charge finding speakers, advertisement, and getting community donations. Assisting responsibilities will be delegated to an additional outreach worker. These events are planned to be one evening a week or every other week depending on the interest.

Recommendations: After we begin with in center programs we may be able to extend this type of health education social hour at the various section 8 housing complexes and

Lansing Housing Commission Community Rooms. We will be able to identify families interested in our teen health program. Though Mother/Infant related topics we also may be able to identify a group of young mothers interested in parenting support. I suggest then that we apply for Title 5 money to start a young parents program at this point.

Teen Abstinence Program

Time Frame: January 2006 to May 2006

Goals: To engage area teens and encourage healthy behaviors. To provide a safe forum for teens to get help with peers pressures. To encourage critical thinking skills and decision making. To create a dialogue between parents and teens in regards to issues of sexual health.

Programming: Topics including HIV/AIDs, Goal Setting, Character Development, Career Focus, Decision Making, Self Confidence. Love and Relationships, Body Image. These topics can be taken from the existing texts available at the Willow Health Department. All will include some type of a learning activity, secret question and answer, etc. Participants will be eligible to receive small incentives for coming and recommendations after completing the program. I would like to have one or two field trips that provide a forum of career exploration and give young women a chance to meet successful role models to help with career goal setting. This could be meeting with female lawmakers, business owners, community leaders etc. I would also like to have the kids participate in one service-learning project. I would like to base this topic on the interest of the kids in this particular group.

Staff: Lisa Hale, the outreach coordinator will run this program in regards to program content, facilitation, etc. I will be in charge to attending meetings with Chris Pratt regarding this program, and I will do all record keeping and reporting. Assisting responsibly will be given an additional outreach worker to help with advertisement, record keeping, database management and various other duties.

Recommendations: Given the success of this program, the SSCC has the opportunity to continue this program for 4 years. I suggest that we try to keep it new, fun, exciting and enriching for teens. It would be wonderful if some of the kids came back for more than one more year. I think that with additional funding sources, we could make this into a very positive youth development group based on a variety of youth issues.

Health Outreach Team Results

Prepared by Lisa Hale, Outreach Coordinator
June to September 2005

Totals

NOTE: We are still entering information into the computer

Residents Surveyed	415
Total Doors Knocked On	1301

Information Referrals

/ Access/ Coverage	415
(Breast Health	83
Chronic Disease Management	1
/ Community Improvement	415
(Dental Health	93
Family Planning	13
/ Food Resources	415
(Home Ownership	91
Income Assistance	5
Mental Health	8
Parenting	13
(Smoking Cessation	83
Substance Abuse	1
Wellness	4
Other	2
EPSDT	2
Prenatal Care	1

Program Sign-Ups

Ingham Health Plan	50
MICChild	2
CAPP	2
Voters	10
FIA	3
Garden Project	8

Community Improvement

What the residents like about their community.

	Number of Residents
Quite	81
Clean	38
Neighbors are friendly	47
Near Schools	17
Near grocery store	26
Affordable Housing	15
Bus Transportation near by	11
Neighborhood program	1
A lot of children	20
Close to work	6
Police presence in neighborhood	2
Park close by	29
Safe	10
Speed bump	3
Stop signs	6
Side walks	5
Overall Total	317

What the residents need/do not like in their community.

	Number of Residents
Not Quite	22
Not Clean	25
Neighbors are not friendly	13
School close	22
Need grocery store	15
Need Affordable Housing	33
Bus Transportation not near by	17
Need Youth Program	59
Need Senior Program	33
Need Neighborhood Program needed in general	54
A lot of children with nothing to do	46
Need Police presence in neighborhood	28
Need/Nothing to do at Park	29
Need Speed bump	24
Need/Fix Stop signs	21
Need/Fix Side walks	28
Street Lights	6
Need/Fix Paved roads	24
Need More Green Space/ Trees	22
Need Jobs	36
Community Organizations	41
Overall Total	598

A VIEW TO THE FUTURE

PARKS & RECREATION PLAN

1990-1994



CITY OF LANSING
DEPARTMENT OF PARKS & RECREATION

Zoo, additional parking areas are required adjacent to the park as increased parking on the Potter site is not desirable to the park resource. Properties which must be studied for possible acquisition are the lots located just north of the railroad tracks on Pennsylvania Avenue.

COMMUNITY CENTERS

The Department currently staffs Foster Community Center, Gier Community Center, and Kingsley Community Center within the community. The locations of these Centers is shown on the map on page 117. Programming at the Centers is structured towards all ages from Pre-Schoolers to Seniors and are offered both on a drop-in or scheduled classes basis. Fees for the programs range from no cost to a very nominal fee.

Foster Community Center, a renovated elementary school, is the base office for all Life Time sports. League registrations, administration, and athletic field maintenance is based from this Center. The Lansing School District administers and staffs a branch public library from this Center. The library offers book and video lending as well as children's story time hours. The Center also includes several classrooms, a gym, and an outside children's play area. As the building is an old elementary school, the building requires continuous maintenance and will in the near future require a new heating system and gym renovations. Due to its age and present condition, Foster Center should be evaluated concerning its structural integrity and expected life concerning maintenance of the present facility or ultimate replacement.

Gier Center is located in the northern portion of the City within 36.5 acres of park land known as Gier Park. Gier Park serves as a neighborhood park as well as

a site for softball league play with three lighted fields and a fourth junior field. In addition to regular programming, Gier Center participates in a Senior hot lunch program and the winter Saf-T-Hockey league.

Kingsley Community Center is located on property from redeveloped housing within a downtown residential area. Kingsley Center structures its programming toward the low income neighborhood population. Both structured programs such as dance classes, and drop in programs such as open basketball are offered.

Future needs which have been identified for the Community Centers include the increased need in youth programming for the ages of 12-22. Programming needs to focus on recreational leisure time activities as an alternative to idle destructive free time. Possibilities include air conditioning gyms to allow for summer usage, increased and later evening hours, and increased structured programming and special events.

A second area of concern is that of after-school and evening programming geared toward children of working parents. A need has been identified to provide supervised after school programming at the community centers or the neighborhood schools, in order to provide creative avenues in which the City's youth can exert their energies and develop creative, positive thought processes.

Thirdly, the need for a community center(s) located in the southern region of the city should be studied. The Survey, Committee Recommendations, and the Public Hearings all expressed a need for an additional community center(s) in the south end as well as additional indoor recreational opportunities such as swimming, tennis, and a track.

Each Community Center, especially Foster Center should be evaluated concerning its

life expectancy and as to what renovations will allow for more effective usage of the centers in order to maximize the City's investment in the facility. In order to better serve the Community, an evaluation as to the possible usage of the neighborhood schools for possible recreation centers must be completed. Responses from the Parks and Recreation Public Survey, the Neighborhood Committee from this planning process, and citizen comments received at the Public Hearings have all supported the need and desire of additional neighborhood recreational programs.

SENIOR CENTERS

The Department provides Senior programming at each of its Community Centers as well as operates and staffs the Lansing Senior Center and the Miller Rd. Senior Center. Programming of these Centers is particularly based on the interests and needs of persons who are fifty years or older. Specifically, programming addresses activities, social events, health concerns, and information sought out by fifty-plus persons. As the "baby-boomers" mature and "early retirement" continues, the decade of the 1990's will show a substantial increase in the number of people over the age of fifty with available leisure time. This will affect the Department through an increase in the number of clients and the increased need for active programming for this segment of the population.

Currently the Lansing Civic Arena which houses the Lansing Senior Center, has been placed on the market for sale by the City. If sold, the Senior Center will be in need of a new location. An in-depth analysis needs to be performed in order to better determine the specific needs, geographics, and demographics of the senior population. The need for a new center should also address possible coordination to consider the needs for a south end community center and present

DRAFT

SOUTH SIDE COMMUNITY CENTER

PURPOSE

The mission of the South Side Community Center is to:

1. Preserve, promote and present the culture, history, traditions, beliefs and arts of Lansing's diverse ethnic and multicultural populations via exhibits, collections, educational programs and special events.
2. Educate and inspire Lansing and mid-Michigan residents, particularly at-risk high school-aged teens and young adults (ages 19 to 24), by offering viable alternatives to "hanging out," "chilling," and other negative and unproductive behavior.
3. Provide a positive environment for teens, young adults and families seven days per week.
4. Develop and improve the social, academic and employability skills of participants and visitors in order to provide opportunities for them to reach their full potential.
5. Instill in people a sense of community pride and good citizenship via community service and self-determination.
6. Serve as a catalyst to improve the overall quality of life of participants and their families.

GOALS

1. Help people learn to embrace, appreciate and celebrate Lansing's cultural and ethnic diversity.
2. Serve as a multicultural resource center for the City of Lansing, Ingham County and the mid Michigan region.
3. Offer multicultural exhibits and programming excellence for Lansing residents and visitors.
4. Expose participants and visitors to options, opportunities, resources and training needed to succeed as productive citizens, adults, parents and workers.
5. Improve the self-esteem, skills and health of participant via comprehensive, multi-faceted and holistic programming.
6. Motivate participants to engage themselves in healthier lifestyles.
7. Serve as an outlet, resource and stimulus for local aspiring artists and performers.

DRAFT

OBJECTIVES

1. Improve high school students' attendance, test scores and academic achievement.
2. Reduce truancy, absenteeism, teen pregnancy, unemployment, suspensions/expulsions, dropout rates, incarceration, criminal activity and anti-social behavior of teens and young adults.
3. Increase the graduation rates and acquisition of diplomas and GED's for high school students and young adults.
4. Decrease racial and ethnic tensions in Lansing.
5. Provide a safe and productive learning environment for participants, their families and visitors.
6. Provide better employment opportunities and careers for participants.
7. Increase participants' understanding and appreciation of history, art and culture.
8. Provide training and practical, hands-on experiences for participants to broaden their horizons and improve their lives.
9. Develop a sense of ownership of the Center in participants via nominal membership fees or sweat equity.
10. Ensure that all youth participants give something back to the community via mandatory community service projects.

PROGRAMMING

All programs should be offered at least twice a week unless otherwise noted.

1. Swimming
 - a. open swim opportunities
2. Computers
 - a. computer literacy classes
3. Arts & Crafts
 - a. jewelry
 - b. art
 - c. cooking
 - d. nutrition
 - e. knitting

DRAFT

4. Dance
 - a. ethnic dance
 - b. ballroom
5. Seniors
 - a. senior lunch
 - b. dancing
 - c. walking
 - d. self-defense
6. Sports
 - a. all seasonal sports
 - b. golf
 - c. polo
 - d. skating
 - e. sports leagues
 - f. lunch-time basketball
 - g. fishing
 - h. aerobics
 - i. karate
 - j. yoga
 - k. tai chi
 - l. walking
 - m. open gym
 - n. hockey
 - o. bowling
7. Academic Support
 - a. tutoring
 - b. core curriculum enrichment
 - c. homework assistance
 - d. parental support
 - e. computer software
8. Mentoring
 - a. one-on-one
 - b. group sessions
 - c. life skill development
9. Career Development/College Preparation
 - a. technical and vocational careers
 - b. jobs bank
 - c. resume preparation
 - d. mock interviews
 - e. entrepreneurial classes
 - f. college preparation assistance
10. Multi-Cultural Events
 - a. library/literature
 - b. storytelling
 - c. programs/events
11. General

DRAFT

- a. piano
- b. poetry
- c. book clubs
- d. etiquette
- e. health care
- f. book mobile
- g. bingo
- h. drama
- i. sign language
- j. family activity nights
- k. home buying and financing
- l. home maintenance
- m. first aid and cpr
- n. holiday celebrations

COMMUNITY LINGAGES & PARTNERSHIPS

NAACP (mentoring, voter education)

City of Lansing (technical assistance, funding)

Highfields (funding)

Youth Development Corporation (employability skills, mentoring, teen employment)

Michigan State University Extension (nutrition and family programming)

Lansing School District (space and technical assistance)

REACH Art Studio (arts and crafts)

Black Child & Family Institute (educational, technological and cultural resources)

Churches (volunteers, mentors, community service sites)

Michigan State University (mentors, volunteers and tutors)

Service Clubs (funding, volunteers and community service projects)

Community Colleges (career preparation, financial aid and presentations)

Ingham County Health Department (health screenings and presentations)

Veterans (senior programming)

Health Outreach Team Results

Prepared by Lisa Hale, Outreach Coordinator
June to September 2005

Totals

NOTE: We are still entering information into the computer

Residents Surveyed	415
Total Doors Knocked On	1301

Information Referrals

/ Access/ Coverage	415
(Breast Health	83
Chronic Disease Management	1
/ Community Improvement	415
(Dental Health	93
Family Planning	13
/ Food Resources	415
(Home Ownership	91
Income Assistance	5
Mental Health	8
Parenting	13
(Smoking Cessation	83
Substance Abuse	1
Wellness	4
Other	2
EPSDT	2
Prenatal Care	1

Program Sign-Ups

Ingham Health Plan	50
MIChild	2
CAPP	2
Voters	10
FIA	3
Garden Project	8

Community Improvement

What the residents like about their community.

	Number of Residents
Quite	81
Clean	38
Neighbors are friendly	47
Near Schools	17
Near grocery store	26
Affordable Housing	15
Bus Transportation near by	11
Neighborhood program	1
A lot of children	20
Close to work	6
Police presence in neighborhood	2
Park close by	29
Safe	10
Speed bump	3
Stop signs	6
Side walks	5
Overall Total	317

What the residents need/do not like in their community.

	Number of Residents
Not Quite	22
Not Clean	25
Neighbors are not friendly	13
School close	22
Need grocery store	15
Need Affordable Housing	33
Bus Transportation not near by	17
Need Youth Program	59
Need Senior Program	33
Need Neighborhood Program needed in general	54
A lot of children with nothing to do	46
Need Police presence in neighborhood	28
Need/Nothing to do at Park	29
Need Speed bump	24
Need/Fix Stop signs	21
Need/Fix Side walks	28
Street Lights	6
Need/Fix Paved roads	24
Need More Green Space/ Trees	22
Need Jobs	36
Community Organizations	41
Overall Total	598

South Side Community Center
Overview of Programs and Services
(revised November 10)

The Ad Hoc Committee has determined the programs and services to be offered in the South Side Community Center. Programs and services have been given one of three designations: *essential*, *desired*, and *ideal*. *Essential* programs are those deemed necessary to have in place at the outset. *Desired* programs are those that should be developed in sufficient resources can be found to do so. *Ideal* programs are long-range goals—things that the committee hopes to one day see in the center.

The criteria for establishing *essential* programs and services was they must be aligned with one or more of the following statements of purpose for the center:

- Preserve, promote and present the culture, history traditions, beliefs and arts of Lansing's diverse ethnic and multicultural populations via exhibits, collections, educational program and special events.
- Educate and inspire Lansing and mid-Michigan residents, particularly at-risk middle- and high-school-aged teens and young adults (ages 19 to 24), by offering viable alternatives to "hanging out," "chilling," and other negative and unproductive behavior.
- Provide a positive environment for teens, young adults and families seven days per week.
- Develop and improve the social, academic and employability skills of participants and visitor in order to provide opportunities for them to reach their full potential.
- Instill in people a sense of community pride and good citizenship via community service and self-determination.
- Serve as a catalyst to improve the overall quality of life of participants and their families.

Using the above criteria, the committee decided that the following programming should be included in the community center initial design:

1. Programming for Seniors

It is *essential* that programming for seniors be included in the center, because of the large number of senior residents in the area to be served. This programming could take many forms, but must include both 1) social activities, such as lunches with guest speakers, and 2) some form of physical activity offered multiple times during the week. Center staff will be responsible for ensuring that a weekly schedule of such activities is maintained.

Some *desired* programming for seniors, which may or may not be part of the initial offerings, include 1) a walking program; 2) dancing; 3) computer literacy; and 4) self defense.

2. *Gathering Place for Veterans*

It is *essential* that veterans be viewed as residents of the center. Conversations are underway with the Veterans Council and service officers regarding the type of facility that will be needed and occupied by veterans, which are highly valued as partners in the center. Any specific programming for veterans to be offered is to be determined by the veterans themselves, with help from center staff.

3. *Sports, Exercise, and Dance*

It is *essential* that a pool with open swimming opportunities be included in the center. A variety of seasonal sports opportunities are also considered essential: 1) sports leagues, because of the community-building spirit they will generate; 2) non-league sports opportunities for youth and adults who want to learn and play but without a competitive structure, and 3) lunch-time basketball for adults, because of the need for places to engage in pick-up games while on lunch from work. Three forms of physical exercise programs are also considered essential as initial offerings of the center, to meet the community's need for physical activity: 1) open gym time; 2) aerobics classes; and 3) yoga classes.

Additional *desired* physical activity and sports programs to be developed as resources are found include 1) golf (with First Tee as a partner); 2) fishing (with Project Fish as a grant-funded partner); 3) skating (in-line and ice); 4) karate and tai chi classes; 6) walking program; 7) bowling; 8) sculling (with the MSU sculling program as a partner); and synchronized swimming.

Dance programs are also *desired* for the center, when resources can be found to support them, because of their physical and cultural benefits to residents and the community. Three types of dance programs should be considered: 1) ethnic dancing, 2) ballroom dancing; and 3) social dancing. If developed, any of these programs should offer both instruction and social opportunities, including performance.

Additionally, two sports activities were identified for the *ideal* center: 1) polo (with Beekman Center's riding program as a partner) and 2) tennis, with an eventual tennis court on site, and coordination with various courts around the city in the meantime.

4. *Arts and Crafts*

It is *essential* that some form of arts and crafts programming be included in the center, to be developed by center staff in response to the stated demand by the community. No specific type of programming has been identified as essential, but it could include instruction in the visual arts (such as painting), knitting, or jewelry-making.

A number of arts programs have been identified for the *ideal* center, looking into the future. These would include classes in 1) music instruction and performance; 2) drama; and 3) poetry. Fine arts programs at Michigan State University and Lansing Community

College would be likely partners for these programs. All-of-Us Express is another potential partner for drama activities.

5. Academic Support

It is *essential* that the center provide assistance to students and parents with programming that will support student success. All of the following should be offered at the center: 1) tutoring; 2) core curriculum enrichment; 3) homework assistance; 4) parental support; and 5) training in use of computer software programs such as Word and Powerpoint.

6. Mentoring

The presence of a trusted adult is critically important in the life of young people, and therefore an essential component of programming at the community center. Mentoring can take many forms, and center staff should be charged with exploring the type of program that will be most beneficial to the youth to be served (i.e. one-on-one, group, or event-based mentoring). One specific form of mentoring that is deemed *essential* is life-skill development, for youth and young adults, including help in making sense of one's finances. This programming is essential because of the importance of helping young people avoid serious financial missteps early in life and learning how to manage money.

A full range of mentoring services (one-on-one, group, and event-based) is *desired* for the center as resources and partners are identified.

7. Career Development and College Preparation

It is *essential* that the center improve the job-readiness and employability of youth and adults on the South Side. At the outset, programs that help residents find jobs and prepare for interviews must be offered. These include such things as 1) a jobs bank; 2) classes that help people prepare resumes and improve their interviewing skills. Such classes would allow people to practice interviewing, learn how to fill out job applications on their own, and improve personal hygiene.

Other *desired* programs in this category include 1) preparation for technical and vocational careers; 2) entrepreneurial classes; and 3) college preparation assistance.

8. Computer Literacy

It is *essential* that computer literacy classes be provided at the center, for people of all ages. This programming will improve the ability of South Side residents to communicate, obtain information, and improve their lives economically. Space and equipment for a substantial computer lab should be included in the budget for the center.

9. Multicultural Resources

A core purpose of the center is to promote and present the culture, history, traditions, beliefs, and arts of the South Side's diverse and multicultural population. *Essential*

programming, therefore, will include events that celebrate the diverse cultures present in the area, including those of newly arrived immigrants. Center staff will be charged with ensuring regular programming of this nature, with special emphasis on bringing diverse cultures together to learn and share from each other.

Desired programming, to be developed as resources are identified to do so, will include 1) the creation of a library of multicultural resources, 2) storytelling programs, and 3) instruction in sign language.

10. Social Activity

A core purpose of the center is to improve the social connection of South Side residents and create a sense of community here. For this reason, center staff should be charged with regularly providing a variety of opportunities for social interaction. Such events can be tied to other categories of programming, such as physical activity, senior lunches, or holiday celebrations that highlight multicultural traditions. They could also be specific forms of social gathering like book clubs, bingo nights, and family-focused activities. Staff will survey the needs of South Side residents and create social opportunities that respond to their needs.

11. Access to Information

It is *essential* that the center serve as a clearinghouse for information, providing referrals to people in need of various services and empowering people to become better at helping themselves find what they need. The center staff will know how to use computer resources to retrieve information about various health and human services. They will see it as part of their job to help people learn how to get around the area by being knowledgeable of transportation options and the location of key buildings, business areas, schools, etc. Staff will also be adept at showing people how to use the phone book and other resources to find information for themselves.

Specific *desired* programming will also be developed as needs are identified, including perhaps assistance in home maintenance and home buying and financing. Bookmobile service is also a desired component.

12. Health

It is *essential* that the center should serve as a site where people without insurance can learn about coverage programs like Medicaid and the Ingham Health Plan, and ideally be able to enroll in these programs on the spot. On-site staff or volunteers should also be equipped to coordinate access to health care through nearby community health centers such as those operated by the Ingham County Health Department, Dr. Saltman's Carefree Medical Clinic. Utilization of the medical van operated by the Health Department and Ingham Regional Medical Center is also an option for coordinating access to health care through the center. Also *essential* are programs that support better nutrition, cooking, first aid and CPR.

As resources are identified, it is *desired* that a community health center be established on the site, including dental services, to meet the unmet health care needs of the community.

13. Basic Needs

In order to assist residents who need food and clothing assistance, *essential* components of the center will be 1) a food bank; 2) community pantry; and 3) clothes closet.

14. Child Care

In order to make programs accessible to as many as possible, it is *essential* that the center be able to arrange for day care on site for people participating in its programs. For people who are participating in education or employment programs offered through the center at other sites, the center staff should also have the capacity to coordinate access to full-scale affordable child care services. For both itinerant and longer-term child care services, it is understood that certain reasonable limits may have to be placed on the service (for example, age and number of children to be served) in the beginning, until adequate capacity to meet community need is developed.

An *ideal* long-term goal of the center is to establish an affordable child care center on site for south side residents.

15. Adult Day Care

An *essential* service of the center will be coordination of access to adult day care and respite services, through a partnership with Tri-County Office on Aging, Hilltoppers, or Active Living for Adults.

An *ideal* long-term goal of the center is to establish adult day care services on site.

Potential Partners for Essential Programs

Programming	Resident Partner	Non-resident Partner
Programming for Seniors		Tri-County Office on Aging
Gather Place for Veterans	Veterans Council	VFW Attorney George Warren
Sports and Exercise (league and non-league; lunchtime basketball for adults; open gym; aerobic; yoga.	Lansing Parks and Rec.	YMCA Lansing School District
Arts and Crafts		Reach Art Studio
Academic support (tutoring, core curriculum, homework assistance, parental support, software programs	Highfields	Lansing School District
Mentoring (including life skills development)	Highfields	
Career Development and Support (jobs bank, job preparation)	Highfields	
Computer Literacy		Michigan State University
Multi-cultural Programming		
Social Activity		
Access to Information		United Way (2-1-1 and InTouch) Power of We Consortium S. Lansing Business Assoc. Neighborhood Associations
Health On-site enrollment in coverage programs; coordination of access to health care; nutrition and cooking; CPR and first aid.		Ingham Reg. Medical Ctr. Sparrow Health System Ingham Co. Health Dept. MSU Extension Blue Cross Blue Shield (\$) Dr. Barry Saltman Capital Area Health Alliance (Access and Oral Health Committees)
Basic Needs		
On-site Day Care		Various programs; Office for Young Children

Potential Partners for Essential Programs

Programming	Resident Partner	Non-resident Partner
Programming for Seniors		
Gather Place for Veterans	Veterans Council	VFW Attorney George Warren
Sports and Exercise (league and non-league; lunchtime basketball for adults; open gym; aerobic; yoga.	Lansing Parks and Rec.	YMCA Lansing School District
Arts and Crafts		Reach Art Studio
Academic support (tutoring, core curriculum, homework assistance, parental support, software programs	Camp Highfields	Lansing School District
Mentoring (including life skills development)	Camp Highfields	
Career Development and Support (jobs bank, job preparation)	Camp Highfields	
Computer Literacy		
Multi-cultural Programming		
Social Activity		
Access to Information		United Way (2-1-1 and InTouch) Power of We Consortium S. Lansing Business Assoc. Neighborhood Associations
Health		Ingham Reg. Medical Ctr. Sparrow Health System Ingham Co. Health Dept. MSU Extension Blue Cross Blue Shield (\$) Barry Saltman Capital Area Health Alliance (Access and Oral Health Committees)
Basic Needs		
On-site Day Care		

The Center Should be open Monday-Thursday from 2:30p.m.until 9:30p.m.
Friday 2:30p.m.until Midnight. On Saturday from 5:00a.m. until Midnight.
Sunday (9:00 a.m. until 6:00. p.m.

1. Pool
2. Jacuzzi
3. Studio- Recording
 - a. Music
 - b. T.V
4. Chill Room/ Lounge
 - a. T.V and Movies
 - b. Comfy Couches and Chairs
5. Gym
 - a. Weight Training Room
 - b. Dance Studio
 - c. Basketball court (a basketball league)
 - d. Equipment check-out
6. School Related things
 - a. Computer Lab -with internet and free color printing
 - b. Tutors
 - c. College Financial Aid and Scholarship Assistance
 - d. Daycare
7. Miscellaneous Courses and Clubs
 - a. Etiquette
 - b. Pilate's
 - c. Dance
 - d. Drama
 - e. Yoga
 - f. Cooking
8. Talent shows
9. Guest Speakers
10. Meditation/ Peace Center
11. Media

The Center Should be open Monday-Thursday from 2:30p.m.until 9:30p.m.
Friday 2:30p.m.until Midnight. On Saturday from 5:00a.m. until Midnight.
Sunday (9:00 a.m. until 6:00. p.m.

1. Pool
2. Jacuzzi

Call room - music class
Varies Pool table/Game room
Weight room
Boxing/Wrestling Ring
Swimming Pool
Concerts/Talent Shows
Homework help
Skate training (hells)
Field Trips
Bus stop in front of Community Centre
United House/Family Activities
Handicap accessible
Special Olympic
Karaoke
Driving lessons
Studies /own t.v. Channel

Mon-Fri : 8:00am - 9:30 pm
Sat. 8:00am - 11:00 pm

Navis Moore
Daianda Bayer
Cameron Atwood

List of the students
who would like to go as
the Telecommunication
Speaker (morning class)



City of Lansing

OFFICE OF THE CITY ATTORNEY

Paul F. Novak, City Attorney

TO: Ad Hoc Committee on the Southside Community Center members

FROM: Ken Lane
Office of the City Attorney

DATE: October 11, 2005

SUBJECT: Potential partnership options

Please allow this memo to serve as draft outline of some of the potential partnership configurations which had been discussed on September 22, 2005.

Additional legal consideration is necessary before pursuing any of these alternatives and/or for additional information.

I. City of Lansing as landlord.

1. Organization.

- a. City purchases land/utilizes existing land.
- b. City constructs building(s)/utilizes existing building(s).
- c. City leases building(s) and portion of the property to be used as a community center to private non-profit entity.
- d. Private entity constructs building(s) on City land.
- e. City leases portion of land to be used as a community center.

2. Liability.

- a. Michigan governmental immunity statute exception for pecuniary interest.
- b. Applicable laws pertaining to commercial landlord.
- c. Tenant liability in relation to building/land/activities.

3. Document type(s).

- a. Commercial lease.
- b. Maintenance/services agreement.
- c. Construction agreement.

4. Pro's.

- a. Close affiliation between City and center.
- b. revenue.
- c. Consolidated decision making.

5. Con's.

- a. Land and building cost. (donation)
- b. Future spacial concerns.

II. Corporation as a landlord.

1. Organization.

- a. Corporation purchases or donates land/utilizes existing land.
- b. Corporation constructs or donates building(s)
- c. Corporation leases building(s) and portion of the property to be used as a community center.
- d. No connection between corporation and center other than landlord/tenant

2. Liability.

- a. Applicable laws pertaining to commercial landlord.
- b. Tenant liability in relation building/land/activities.

3. Document type(s).

- a. Commercial lease.
- b. Maintenance/services agreement.
- c. Construction agreement.

4. Pro's.

- a. Monetary.
- b. Tax benefit to corporation.
- c. Consolidated decision making.

5. Con's.

- a. Bankruptcy.
- b. Loss of investment.

III. New entity with Partnerships.

1. Organization.
 - a. Creation of new entity "Southside Community Center, Inc."
 - b. For profit/non-profit.
 - c. Establishment of rules pertaining to operation dependant upon entity type.
2. Liability.
 - a. Dependant upon type of entity; stays with new entity.
3. Document type(s).
 - a. Agreements for services.
 - b. Partnership agreements with local government, local businesses, institutions of higher education, etc.
 - c. Articles of Incorporation/Partnership Agreement.
 - d. Bylaws.
4. Pro's.
 - a. Consolidated decision making.
5. Con's.
 - a. Budgetary concerns.
 - b. Partners interests may conflict.
 - c. Potential loss of investment.

IV. Team or Commission creation.

1. Organization.
 - a. Member organizations comprised of state, county, local government, area utilities, institutions of higher education, businesses, private individuals form a Southside Community Center Team or Commission, which forms a legal entity established under Michigan law.
 - b. Non-profit.
 - c. Members make monetary, building, equipment, staff contributions.
 - d. Establishment of rules pertaining to operation dependant upon entity type.
 - e. Board established comprised of representatives of the member organizations.
 - f. Purpose is to operate and maintain a community center to Lansing residents.
2. Liability.
 - a. Dependant upon type of entity; stays with new entity.
3. Document type(s).
 - a. Articles of Incorporation.

- b. Bylaws.
- c. Maintenance services.
- d. Construction agreement.

4. Pro's.

- a. Monetary.
- b. Tax/business benefits.
- c. Greater community involvement.

5. Con's.

- a. Partners interests may conflict.
- b. Potential loss of investment.
- c. Keeping original focus of team or commission.

Starting a Business in Michigan WAYS TO LEGALLY STRUCTURE A BUSINESS AND REGISTERING A BUSINESS NAME

In choosing the legal structure for your business, a number of considerations may affect your decision. The following definitions show the advantages and limitations of the most common legal structures.

The size of the business is perhaps the biggest factor in selecting the legal structure. If you personally are the business, then sole proprietorship is most likely the legal structure of choice. If your business consists of two or more persons and you want the business to be relatively simple and unregulated, then a partnership may be your choice.

Incorporation should be undertaken if the business has: assets sufficient to warrant the costs of incorporation; stockholders needing the provision of limited liability; and the ability to profitably withstand the added governmental regulation and related reporting requirements.

Such decisions should not be made without obtaining all needed information. You, your partners, or potential stockholders may or may not be able to provide this. If necessary, the professional advice of an attorney and an accountant should be obtained.

NOTE: Choose the structure which meets the needs of the business now or in the immediate future. Do not undertake a more complex legal structure than is currently necessary. You can always choose another structure as the business expands or changes.

CHOOSING A BUSINESS NAME

Filing your business name with a local county clerk's office or the Bureau of Commercial Services, Corporation Division, creates no substantive rights to a name. You may wish to exercise care in selecting a name, however, to avoid infringing on names filed by other businesses or being used by another entity as a trademark, service mark or trade name. To protect any rights a business claims to its name, the business entity must police its name and respond to anyone who infringes on its rights. To learn more about selecting a business name, refer to the "Choosing a Business Name" online at the Department of Consumer & Industry Services or phone (517) 241-6470.

SOLE PROPRIETORSHIP

A sole proprietor is an individual who owns and operates the business. There is no legal separation between the individual and the business. A person benefits from 100 percent of the profits and is personally responsible for 100 percent of all the debts and liabilities of the business. A sole proprietor who wishes to conduct business under a name other than the real name of the person must file a Certificate of Assumed Name in each county where the business is located.

For more information about an assumed name or "DBA" (doing business as) contact the local county clerk's office (see Appendix A).

Advantages	Disadvantages

Related Links

[Introduction](#)
[A Business Plan](#)
[Suggested Outline of a Business Plan](#)
[Business Start-Up Checklist](#)
[Ways to Legally Structure a Business and Registering a Business Name](#)
[Licenses, Permits and Other Regulations](#)
[Business Taxes](#)
[Being Self-Employed](#)
[Buying a Business](#)
[Hiring Employees](#)
[Financing A Business](#)
[Managing a Business](#)
[Insurance](#)
[Selling to Government and Exporting](#)
[Michigan Technical Assistance Centers](#)
[Now What?](#)
[Appendix A - Michigan County Clerk Offices 1999](#)
[Appendix B₁ - Information for Employers-Hiring Employees](#)
[Appendix B₂ - Required Workplace Posters](#)
[Appendix C - Small Business Development Centers](#)
[Appendix D - SCORE Locations](#)
[Appendix E - Index of State and Federal Government Web Sites](#)
[Appendix F - About the Small Business Administration \(SBA\)](#)
[Entire Guide as PDF](#)

- | | |
|--|--|
| <ul style="list-style-type: none"> ■ Easy to establish ■ All profits retained by owner ■ Owner controls decision making ■ Low start-up costs ■ Tax advantages ■ Easy to terminate business | <ul style="list-style-type: none"> ■ Unlimited liability ■ Difficult to raise capital ■ Inexperience of single owner ■ Limited continuity in case of illness/ death of owner |
|--|--|

GENERAL PARTNERSHIP

A partnership exists when two or more persons join together in the operation and management of business for profit. Partnerships, like sole proprietorships, are subject to relatively little regulation and are fairly easy to establish. A formal partnership agreement is recommended in order to address potential conflicts before they arise. Under a general partnership, each partner is liable for all debts of the business. All profits are taxed as income to the partners based on their percentage of ownership. A general partnership, like a sole proprietorship, must file an assumed name certificate with the county clerk's office in the counties in which the business is located.

A copartnership certificate can be filed with the county clerk's office that requires more information such as the style of the firm, and the length of time for which it is to continue. Partnerships may find the partnership certificate preferable since it includes the term of existence of the partnership. **For more information, contact your local county clerk (see Appendix A).**

Advantages	Disadvantages
<ul style="list-style-type: none"> ■ Easy to establish ■ Larger pool of expertise ■ More sources of capital ■ Partners control decision-making ■ Tax advantages 	<ul style="list-style-type: none"> ■ Unlimited liability for at least one partner ■ Partnership terminates with incapacity or withdrawal of a partner ■ Difficult to raise capital ■ Divided authority ■ Difficulty finding suitable partners

LIMITED PARTNERSHIP

Like a general partnership, a limited partnership has two or more participants. In a limited partnership, there are two types of partners. A general partner has the same rights, powers, and restrictions as a partner in a general partnership. A limited partner is typically not liable for the obligations of the partnership. General partners may receive cash or other assets as provided in the partnership agreement and also incur unlimited liability. Limited partners can only receive a share of profits based on the allocation in the partnership agreement, and they do not have a voice in the management of the business. Limited Partnerships are registered with the Bureau of Commercial Services, Corporation Division of the Department of Consumer & Industry Services. To form a limited partnership, contact the Corporation Division at (517) 241-6400 or refer to the **online information available at the Corporation Division web site.**

Advantages	Disadvantages
<ul style="list-style-type: none"> ■ Easier to establish than a corporation ■ Lower start-up costs ■ Not liable for associates negligence or malpractice ■ Tax advantages 	<ul style="list-style-type: none"> ■ Partners personally liable for contractual obligations and debts ■ SLLP not available in all states

"C" CORPORATION

A corporation is a legal entity having its own rights, privileges and liabilities, apart from those of the persons forming or owning the corporation. It is the most complex form of business organization and is comprised of three groups of people - shareholders, directors, and officers. The corporation can own assets, borrow money, and perform business functions without directly involving the owner(s) of

the corporation. The corporation is subject to more government regulation than proprietorships or partnerships. Corporate earnings are subject to "double taxation" when they are passed through as stockholder dividends. However, corporations have the advantage of limited liability. In order to form either a profit or nonprofit corporation, "Articles of Incorporation" must be filed with the Bureau of Commercial Services, Corporation Division, at (517) 241-6400. Copies of forms, statutes, and publications are available at that site.

Advantages	Disadvantages
<ul style="list-style-type: none"> ■ Limited liability ■ Easier to raise capital ■ Ownership is transferable ■ Business continues if owners incapacitated ■ Large pool of expertise 	<ul style="list-style-type: none"> ■ Closely regulated ■ Extensive record keeping ■ Expensive to organize ■ Double taxation

SUBCHAPTER "S" CORPORATION

A special section of the Internal Revenue Code permits a corporation to be taxed as a partnership or sole proprietorship, with the profits taxed at the individual rather than the corporate rate. To qualify as a Subchapter "S" Corporation, a business must meet certain requirements. For information about this status and how to apply, contact the IRS at (800) 829-3576 or look for forms 2553 and 1120S on the IRS web site. The Articles of Incorporation are filed with the Bureau of Commercial Services, Corporation Division of the Department of Consumer & Industry Services at (517) 241-6400. Copies of forms, statutes, and publications are available at that site.

Advantages	Disadvantages
<ul style="list-style-type: none"> ■ Avoids double taxation ■ Losses can be offset against income by owners 	<ul style="list-style-type: none"> ■ Some restrictions ■ Must operate on calendar year for reporting ■ Fringe benefits to stockholders are treated as taxable income

PROFESSIONAL SERVICE CORPORATION

A professional service corporation, as the name implies, is a corporation made up exclusively of licensed professionals. Licensed professionals are those people who have been legally authorized to provide such a professional service and include medical, law and divinity. The professional service corporation may be formed by one or more persons to render professional services.

These entities are formed by filing Articles of Incorporation with the Bureau of Consumer and Industry Services. The annual information update filed by a professional service corporation must list the shareholders and attest that all are licensed or authorized to provide the professional service.

Professional service corporations are formed to give professionals the benefits of a corporation, while not altering the law involving liability of the individual licensed person.

Advantages	Disadvantages
<ul style="list-style-type: none"> ■ Owners protected from negligence of associates 	<ul style="list-style-type: none"> ■ Ownership restricted to licensed practitioners of a specific occupation ■ Higher start-up costs and more paperwork than a sole proprietorship or partnership

LIMITED LIABILITY COMPANY

The Limited Liability Company may be treated as a partnership for U.S. income tax purposes and also provides the limited liability of a corporation. This option may be the preferred choice for certain new operations and joint ventures. Owners of Limited Liability Companies are called "members."

These are comparable to stockholders in a corporation or limited partners in a limited partnership. To create a Limited Liability Company, Articles of Organization are filed with the Bureau of Commercial Services, Corporation Division, of the Department of Consumer & Industry Services at (517) 241-

6400. If the limited liability company has two or more members, the members may wish to execute an operating agreement, which defines the relationship between the company and its members. If a Limited Liability Company fails to adopt an operating agreement, they will be unable to take full advantage of the benefits of forming a Limited Liability Company and default provisions in the act will determine distribution and voting rights. Additional information and assistance is available online at the Corporation Division web site along with copies of forms, statutes, and publications.

Advantages	Disadvantages
<ul style="list-style-type: none"> ■ Limited liability ■ Tax advantages ■ Lower start-up costs than a corporation ■ Greater flexibility in management than a corporation ■ Less formal than a corporation ■ No restriction on number or type of members 	<ul style="list-style-type: none"> ■ Transfer of ownership more difficult than a corporation ■ Filing procedures vary from state to state ■ Business dissolution by date set forth in articles, occurrence of events outlined in agreement, consent of two-thirds of members, or as indicated by state procedures.

NONPROFIT CORPORATIONS

Nonprofit corporations are a type of corporate entity that limits payment or distribution of any part of its assets, income, or profit except in conformity with the purposes of the corporation. Members of the corporation may only receive profits in conformity with the purposes of the corporation. Generally, a nonprofit corporation is created under the Michigan Nonprofit Corporation Act. However, there are many special acts that permit the formation of a wide variety of nonprofit corporations. Some purposes for which nonprofits are commonly formed are those involving religious, educational, and charitable activities. To create a nonprofit corporation, contact the Bureau of Commercial Services, Corporation Division, of the Department of Consumer and Industry Services. To check name availability, you may call customer service at (517) 241-6470 or fax your request to (517) 334-8329. For information about filing requirements, please call (517) 241-6400. **Forms may also be obtained here, via the Internet.** To obtain forms by fax call (517) 334-6905. To request that forms be mailed to you, call (517) 241-6470, fax your request to (517) 334-8329, or mail your request to Post Office Box 30054, Lansing, Michigan 48909-7554.

Some nonprofit corporations may be eligible for exemption from federal income taxes. Contact the Internal Revenue Service at (800) 829-3676 or access Publication 557 "Tax Exempt Status for your Organization" on-line along with the accompanying package "Application for Recognition of Exemption" (Form 1023 under Section 501(c) (3)) **by clicking here**.

An application for exemption from the Michigan sales tax may be obtained from the Michigan Department of Treasury at (517) 636-4660. Please note that the sales tax exemption, if approved, applies only to purchases made by the exempt organization for their own use. Sales of products by the exempt organization to the general public are NOT tax exempt. More information on nonprofits and the sales tax exemption is **available at the Department of Treasury web site**. You may also wish to contact the Department of Treasury, Single Business Tax Division, at (517) 636-4700 to determine if your organization will be exempt from the state Single Business Tax.

If a nonprofit organization is soliciting charitable contributions from the public, it may need to be registered with the Attorney General's Charitable Trust Division, Post Office Box 30213, Lansing, Michigan 48909; telephone (517) 373-1152. When contacted, the Attorney General's Office will mail you (at no charge) an "Initial Charitable Trust/Charitable Solicitation Questionnaire," **or you may download it from the Attorney General's web site**.

The Accounting Aid Society (a private organization) has a start-up packet (for a fee of \$10.00 if picked up at the Detroit Office or a \$15.00 fee if mailed for shipping and handling charges) for nonprofit organizations. Contact the Accounting Aid Society, 18145 Mack Avenue, Detroit, Michigan 48224, telephone: (313) 647-9620, or order the packet online at <http://www.accountingaidsociety.org>.

**PROPOSAL FOR DEVELOPMENT OF
SOUTH SIDE COMMUNITY RESOURCE CENTER**

SUBMITTED BY FUTURE EQUITIES GROUP, LLC.

I. Overview

Future Equities Group, LLC is comprised of local entrepreneurs who have an interest in the real estate market in the City of Lansing.

The group owns over 1 Million square feet of land in the City and surrounding areas. Future Equities has been in existence for nearly five years and has worked with several local contractors and developers in the City and surrounding areas.

Future Equities Group, LLC has a vested interest in maintaining and improving the quality of life in the Lansing area. This interest is both altruistic and practical.

There is a clear need for a Southside Community Resource Center. Future Equities is prepared to commit up to Five Million Dollars (\$5,000,000.00) for the development of a made to order, cost effective, state of the art facility that can meet the needs of the residents of the South Lansing.

II. Needs Assessment

There is a glaring need for a Southside Community Resource Center. Over the years the south side of Lansing has seen an increase in its population without a corresponding increase in the services needed by the population.

Facilities are needed for neighborhood and community groups, youth activities, enjoyment of arts, vocational training, veteran's events, and recreational activities.

Future Equities Group, LLC is interested in assisting the City of Lansing in meeting the needs of the south side residents.

III. Proposal

Future Equities is willing and able to provide a cost effective, energy efficient, state of the art facility can be made to order for the city's needs. Future Equities is a multi-million dollar company which controls numerous real estate assets in and around the Lansing Area. It has the financial strength and capability to obtain financing of up to far a building between 25,000 and 40,000 square feet at a cost of up to Five Million Dollars (\$5,000,000.00). Future Equities is willing to finance the building of the South Side Community Resource Center and then lease it to the City of Lansing with the city then taking over ownership of the facility at the end of the lease. First Equities is willing to sell the facility at the end of the lease for only \$1.00.

Future Equities believes that such a center will heighten the quality of life on the south side of Lansing, resulting in higher property values and an improved image of that side of town. As a major landowner, Future Equities has a real interest in seeing that the facility meets the needs of the entire south side community.

A. The Land

Future Equities has 3.69 acres of land available to build center. The property is vacant land having access to Holmes road approximately 750 feet West of Pleasant Grove Road.

The property has the appropriate size and location to meet the needs of any type or size of center the City would like to build. After building, the property would be subdivided depending upon the size of building constructed. The Land upon which the center will be located would be part of the conveyance to the city at the end of the lease period.

B. The Building

The greatest advantage to Future Equities proposal is that it will allow the City of Lansing to build a brand new facility without having to pay the initial construction cost. All construction would be financed by Future Equities in exchange for the City leasing the building.

The facility itself can be of any size or configuration required by the City. It will be more than a recreational center. It can be built in such a way as to establish classrooms for vocational or avocational pursuits. It can also incorporate a stage that could be used for performing arts or other entertainment vehicles. Conference and meeting rooms will be incorporated to meet the needs of community and neighborhood organizations that require meeting space. The building could also be constructed in such a manner as to incorporate attracted but fully private meeting areas or offices for groups like the Veterans or an ancillary facility for Camp Highfields.

Since the building would be new, the City would also forgo the added expense of renovating an existing aged or aging facility. Using state-of-the-art technology would result in an energy efficient building that would save the City tens of thousand of dollars in heating and cooling costs. In short the facility could be built in such a manner as to meet the needs of the entire South Side of Lansing, while saving the City millions of dollars in construction or acquisition costs.

Prepared by: **THE LAW OFFICE OF MARK H. CANADY**
6810 South Cedar Street, Suite C
Lansing, Michigan 48911

SOUTH SIDE COMMUNITY RESOURCE CENTER

PRESENTED BY
FUTURE EQUITIES GROUP, LLC

TENNIS
BASKETBALL
SHUFFLEBOARD

APPRX. 70 SPACES

MAIN
ENTRANCE

HOLMES ROAD

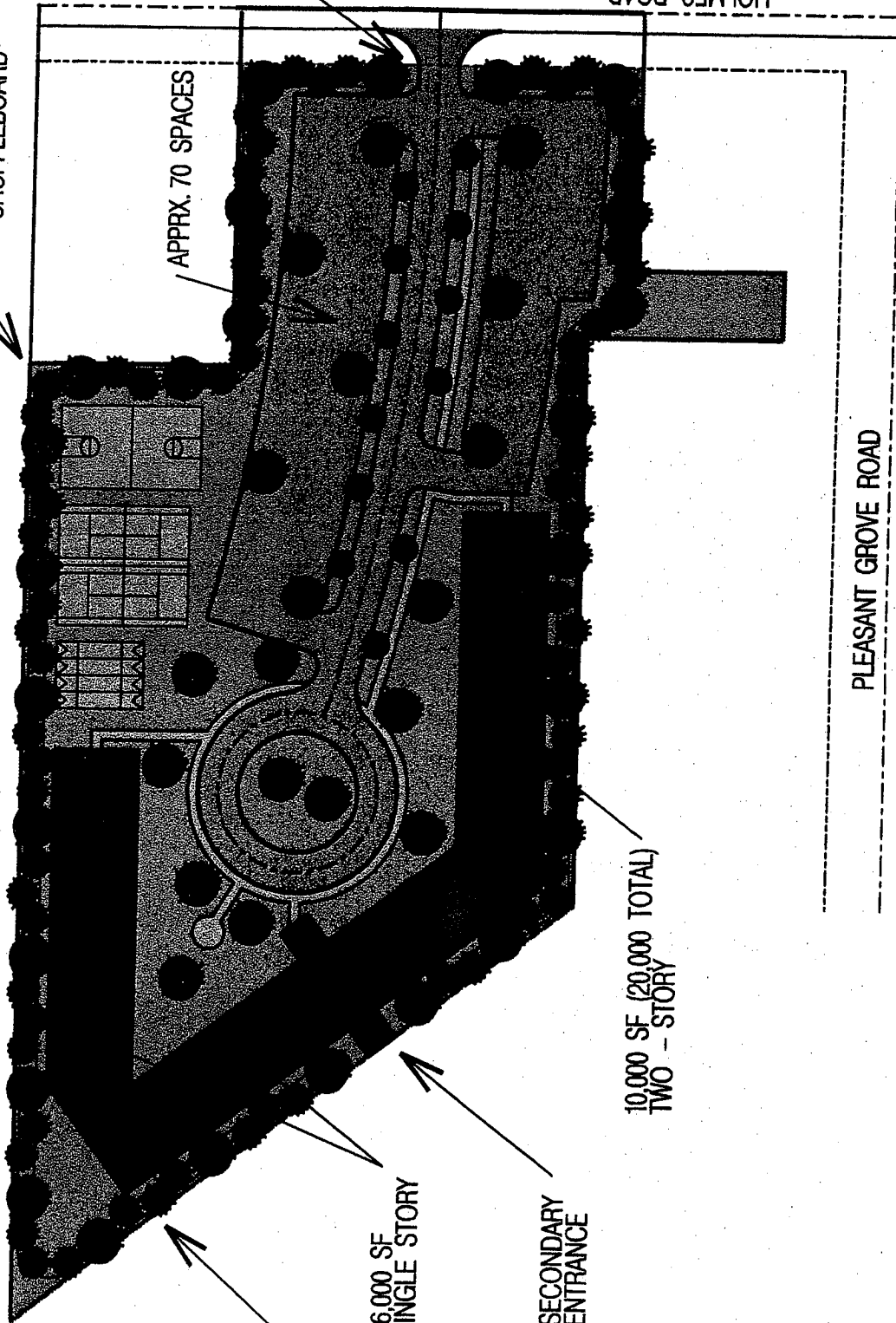
PLEASANT GROVE ROAD

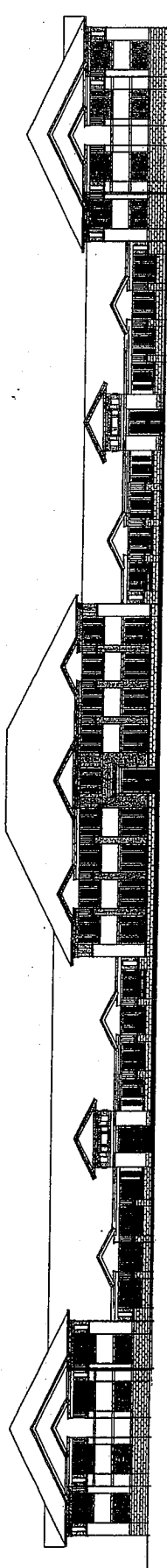
10,000 SF (20,000 TOTAL)
TWO - STORY

SECONDARY
ENTRANCE

26,000 SF
SINGLE STORY

CONTINUOUS
BERMING &
PLANTINGS





HOLMES ROAD ELEVATION

1

PROPOSED

SOUTH SIDE COMMUNITY RESOURCE CENTER

BY FUTURE EQUITIES GROUP LLC.



Contact: John Meram
586-677-9424
For leasing information

Coming Soon
Spring 2005

FOR LEASE
LOGAN SQUARE PLAZA
3222 MARTIN LUTHER KING
LANSING, MICHIGAN 48911

- ♦ 274,000 SQ. FT RETAIL CENTER
- ♦ UP TO 84,000 SQ. FT NOW AVAILABLE
- ♦ POPULATION (5 MILE RADIUS): 196,217
- ♦ AVG. INCOME (5 MILE RADIUS): \$51,018
- ♦ RENOVATION SCHEDULED FOR 2005
- ♦ SURROUNDING BUSSINESS INCLUDE BURGER KING, MCDONALDS, KROGER, HOLLYWOOD VIDEO AND WALGREEN
- ♦ CURRENT TENANTS INCLUDE SAVE-A-LOT, DOLLAR GENERAL, SUBWAY, KFC, RENT-A-CENTER, H&R BLOCK, ADVANCE AMERICA & MANY OTHERS

CALL

JOHN MERAM AT 586-677-9424

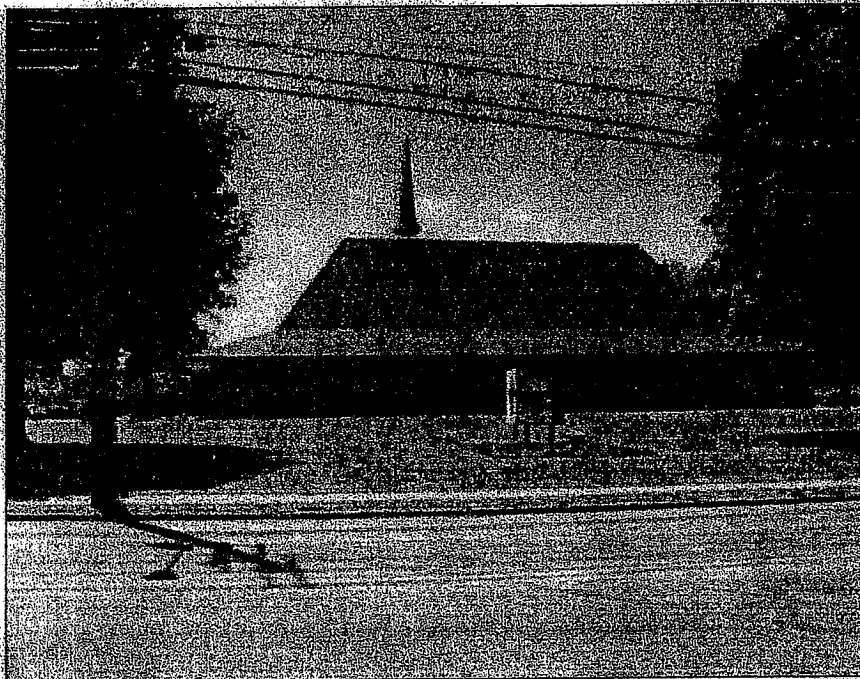
OR EMAIL AT
PLAZA248@YAHOO.COM

\$7.00 - 12.00 PER SQ. FT.

A Property for Your Consideration

1601 W Holmes - LANSING 48910

ML#: 114036



Property Class: Commercial

Building Desc: Church, food bank, school

SqFt: 46,000

Year Built: 1958

Zoning: Residential

Baths/Lavs: 9

Foundation Size: see remarks

Lot Size: see remarks

Stories:

Current Use: Church

Priced to sell located on 22 acres. Seating cap. in sanctuary 1000. 5 out bldgs-parsonage, food bank, day care, maint. facility. Potential uses: school, large office space. Wonderful opportunity.

OUR SAVIOR LUTHERAN CHURCH AND SCHOOL

LIVE THE WORD • LIGHT THE WORLD

VALUING: AN INTIMACY WITH GOD, A JOURNEY IN GRACE, THE INHERITANCE FOR ALL

Member of The Lutheran Church-Missouri Synod

1601 West Holmes Rd. • Lansing, MI 48910
www.osilansing.org

Church 517/882-8665 • School 517/882-3550
Fax 517/882-3477

Remaining with building: floor coverings; window treatments; all attached lighting (excluding two banks of spotlights in church); all Cat 5 network cable, switches, VGA cable throughout the building – this will enable all rooms to connect to the internet; sound system; all coaxial wire and broadcast equipment – allows all rooms to connect to cable TV and to broadcast audio and video to all classrooms; all telephone and intercom equipment and lines; ADT system and emergency lighting.

The following would remain with the church, school, annex home & garage, day care building, utility garage, and outdoors:

CHURCH

- Fellowship Room** includes storage room and storage closet with built-in storage
Built-in kitchen with sink, storage, refrigerator, two-burner cook top, projection screen
- Sanctuary** pews (70); stained glass windows will be replaced with safety glass; cabinets housing sound system (not sound system); platform (stage) in front of church
- Storage Rooms** off south side of sanctuary – built-in sink and cabinet/drawer storage
- Balcony** pews (8); storage room off balcony with built-in shelves
- Lower level below Fellowship Room:**
two large storage rooms on south end; three offices in this area with internet and phone hook-ups; two-room storage area on north end with internet and phone hook-up; utility sink
- Narthex (lobby)** built-in mailboxes; drinking fountain
- Sacristy** closet; built-in shelves;
has computer and phone hook-ups

SCHOOL

All classrooms & office area have phones and intercom system that remain; also projection screens, bulletin boards, blackboards and/or white boards remain. Two sets of security gates in school hallways remain.

- Hallways** coat racks with shelves; coat hooks, lockers; trophy cases, drinking fountains
- 2 classrooms** with bathrooms in room; also built-in shelving and cabinets; sink
- 8 classrooms** built-in cabinets and shelves; sink



"In the same way, let your light shine before men, that they may see your good deeds and praise your Father in heaven." *Matthew 5:16*

Resource Room	audio/video broadcast system; all shelving
3 Storage rooms	all attached shelving; sink in custodian's storage room
Teacher Workroom	all shelving
Library	White board; projection screen, built-in cabinets; power poles
Music Room with adjoining office:	chalk & bulletin boards; screen; attached cabinets
Kitchen	all counter tops with storage; storage cabinets; stove; dishwasher; ovens; walk-in freezer; cabinets with pot racks; attached cabinets & shelving; 3-door freezer; milk cooler; exhaust fans; phone
Gym	Basketball back boards; scoreboard; stage and under-stage storage; cabinets and storage on stage
2 Locker Rooms	with attached shower rooms; lockers; benches; built-in sink; hand dryers
Storage off gym	all attached cabinetry

OFFICE AREAS

Reception/office area	bathroom; 2 attached counters with storage and cabinets; receptionist desk; mailboxes
Copy Room	attached shelving & storage cabinets
Offices (4)	attached shelving

OTHER BUILDINGS

Utility Garage	attached shelving
Day Care Building	2 bathrooms; all attached cabinets & shelving
2-story house with basement & garage	2 bathrooms; all attached cabinets; window treatments

OUTDOORS

Back stop; all playground equipment

NOTE: Our Savior will be taking the steeple from the sanctuary and will also be removing the two cornerstones imprinted with Our Savior Lutheran and dates in order that we might retrieve the time capsules behind them. The areas these are removed from would be paved with similar masonry.

All 'n 1 Realty, Inc.

Our Savior Lutheran Church

1601 W. Holmes

Lansing, MI

Listing Agent: John Boles, Broker/Owner

Room Sizes (Width X Length)

Nave/Sanctuary	68 X 112
Balcony	68 X 32
Narthex	68 X 32
Lobby	30 X 68
Lower level offices-total	30 X 30
North Classrooms (5)	24 X 32
Current Church office	42 X 46
Boiler Room	24 X 18
Center Lobby	24 X 36
Gym	50 X 70
Stage	22 X 42
Locker Room (combined)	22 X 72
Kitchen	18 X 50
Kitchen Storage	18 X 18
Band Room	38 X 36
Meeting Room	18.6 X 24
Work Room	10 X 28.6
Library	32 X 28.6
South Classrooms (2)	30 X 30
Classroom	30 X 42
Classroom	30 X 32
Classroom	32 X 34
Classroom	38 X 36

The (3) common area corridors, (3) storage areas, (9) bathrooms along with janitors closets, measurements are not represented in the above square footage.

225 S. Waverly Rd.

Lansing, MI 48917

517-321-1700 Ph 517-321-1771 fax

www.alln1realty.com

All 'n 1 Realty, Inc.

**Our Savior Lutheran Church
1601 W. Holmes
Lansing, MI
Listing Agent: John Boles, Broker/Owner**

Other Buildings included:

Little Lambs Day Care	24 X 72
Maintenance Garage	24 X 24
Food Bank	28.6 X 46.6
(2) Car Garage	20 X 24

- **Parcel is almost 22 acres with 6 acres woods**
- **2 softball diamonds**
- **A community garden space**
- **Parking on both sides of the main building**
- **Newer roofs on all buildings**
- **Newer mechanical systems HVAC**
- **Well maintained facility**

225 S. Waverly Rd.
Lansing, MI 48917
517-321-1700 Ph 517-321-1771 fax
www.alln1realty.com

CHURCH and SCHOOL											
YEAR	A S			ELECTRIC			WATER			SEWAGE	
	# CCF	COST	# KWH	COST	# GAL.	COST	# CCF	COST			
Jan. 2005	5,090	\$ 3,872	34,515	\$ 2,644	62,084	\$ 279	83	\$ 339			
Feb. 2005	6,463	\$ 4,608	29,954	\$ 2,326	23,936	\$ 193	32	\$ 137			
Mar. 2005	4,373	\$ 3,151	29,775	\$ 2,329	27,676	\$ 202	37	\$ 157			
Apr. 2005	4,000	\$ 3,358	26,094	\$ 2,071	25,431	\$ 198	34	\$ 145			
May 2005	1,413	\$ 1,196	25,133	\$ 2,015	29,172	\$ 203	39	\$ 165			
June 2005	838	\$ 750	36,472	\$ 2,868	34,408	\$ 217	46	\$ 193			
July 2005	109	\$ 113	34,465	\$ 2,824	12,716	\$ 175	17	\$ 78			
Aug. 2005	105	\$ 109	40,608	\$ 3,339	6,732	\$ 167	9	\$ 46			
Sept. 2005											
Oct. 2005											
Nov. 2005											
Dec. 2005											
	22,391	\$ 17,157	257,016	\$ 20,416	222,155	\$ 1,635	297	\$ 1,261			

ANNEX											
YEAR	G A S			ELECTRIC			WATER			SEWAGE	
	# CCF	COST	# KWH	COST	# GAL.	COST	# CCF	COST			
Jan. 2005	210	\$ 172	929	\$ 63	748	\$ 8	1	\$ 11			
Feb. 2005	266	\$ 203	706	\$ 48	748	\$ 8	1	\$ 11			
Mar. 2005	225	\$ 174	776	\$ 53	748	\$ 8	1	\$ 11			
Apr. 2005	100	\$ 93	750	\$ 52	748	\$ 8	1	\$ 11			
May 2005	67	\$ 65	583	\$ 41	748	\$ 8	1	\$ 11			
June 2005	46	\$ 49	1,173	\$ 80	748	\$ 8	1	\$ 11			
July 2005	20	\$ 26	1,532	\$ 107	748	\$ 8	1	\$ 11			
Aug. 2005	23	\$ 29	1,755	\$ 124	748	\$ 8	1	\$ 11			
Sept. 2005											
Oct. 2005											
Nov. 2005											
Dec. 2005											
	957	\$ 810	8,204	\$ 567	5,984	\$ 63	8	\$ 90			

CHURCH and SCHOOL											
YEAR	GAS			ELECTRIC			WATER			SEWAGE	
	# CCF	COST	# KWH	COST	# GAL.	COST	# CCF	COST	# CCF	COST	
2002 Jan.	6,054	\$ 2,894	33,065	\$ 2,269	16,456	\$ 162	22	\$ 86			
2002 Feb.	4,971	\$ 2,395	23,880	\$ 1,866	17,952	\$ 171	24	\$ 93			
2002 Mar.	5,101	\$ 2,472	24,480	\$ 1,908	20,944	\$ 177	28	\$ 107			
2002 Apr.	5,521	\$ 2,558	23,249	\$ 1,822	14,960	\$ 165	20	\$ 79			
2002 May	2,825	\$ 1,316	27,515	\$ 2,118	23,188	\$ 181	31	\$ 117			
2002 June	2,032	\$ 951	23,775	\$ 1,883	18,700	\$ 173	25	\$ 96			
2002 July	109	\$ 67	19,840	\$ 1,640	14,960	\$ 165	20	\$ 79			
2002 Aug.	88	\$ 57	21,741	\$ 1,777	23,188	\$ 181	31	\$ 117			
2002 Sept.	101	\$ 63	24,624	\$ 1,984	42,636	\$ 219	57	\$ 207			
2002 Oct.	157	\$ 90	24,888	\$ 2,003	35,156	\$ 207	47	\$ 175			
2002 Nov.	2,162	\$ 1,046	28,515	\$ 2,238	38,148	\$ 211	51	\$ 194			
2002 Dec.	5,435	\$ 2,664	29,662	\$ 2,267	29,920	\$ 195	40	\$ 154			
2002 YEAR	34,556	\$ 16,573	305,234	\$ 23,775	286,208	\$ 2,206	396	\$ 1,503			
2003 Jan.	5,711	\$ 2,846	28,430	\$ 2,227	21,692	\$ 182	29	\$ 115			
2003 Feb.	6,736	\$ 3,354	28,332	\$ 2,266	29,920	\$ 206	40	\$ 154			
2003 Mar.	7,088	\$ 3,564	28,003	\$ 2,243	28,424	\$ 201	38	\$ 147			
2003 Apr.	1,879	\$ 2,994	22,335	\$ 1,836	20,196	\$ 185	27	\$ 108			
2003 May	3,284	\$ 2,128	25,568	\$ 2,067	27,676	\$ 200	37	\$ 144			
2003 June	1,171	\$ 766	26,007	\$ 2,126	24,684	\$ 195	33	\$ 129			
2003 July	109	\$ 82	26,872	\$ 2,236	7,480	\$ 159	10	\$ 46			
2003 Aug.	86	\$ 70	35,614	\$ 2,886	7,480	\$ 158	10	\$ 46			
2003 Sept.	89	\$ 71	38,285	\$ 3,085	21,692	\$ 187	29	\$ 115			
2003 Oct.	227	\$ 164	33,434	\$ 2,724	32,912	\$ 210	44	\$ 173			
2003 Nov.	1,443	\$ 974	25,087	\$ 2,082	30,668	\$ 206	41	\$ 167			
2003 Dec.	2,975	\$ 1,997	29,345	\$ 2,344	29,920	\$ 206	40	\$ 163			
2003 YEAR	30,798	\$ 19,011	347,312	\$ 28,121	282,744	\$ 2,294	378	\$ 1,506			
2004 Jan.	4,576	\$ 3,131	32,643	\$ 2,581	23,936	\$ 192	32	\$ 132			
2004 Feb.	5,604	\$ 3,952	31,945	\$ 2,509	28,424	\$ 201	38	\$ 155			
2004 Mar.	4,288	\$ 2,872	26,757	\$ 2,117	35,156	\$ 217	47	\$ 190			
2004 Apr.	2,886	\$ 2,085	27,045	\$ 2,133	27,676	\$ 200	37	\$ 151			
2004 May	1,395	\$ 1,023	23,661	\$ 1,889	32,164	\$ 210	43	\$ 174			
2004 June	390	\$ 294	28,759	\$ 2,263	23,936	\$ 192	32	\$ 132			
2004 July	125	\$ 108	27,632	\$ 2,240	9,724	\$ 163	13	\$ 59			
2004 Aug.	84	\$ 76	27,453	\$ 2,227	8,976	\$ 161	12	\$ 56			
2004 Sept.	106	\$ 92	34,412	\$ 2,740	16,456	\$ 178	22	\$ 94			
2004 Oct.	139	\$ 115	28,759	\$ 2,323	29,920	\$ 205	40	\$ 165			
2004 Nov.	1,032	\$ 827	25,698	\$ 2,077	29,172	\$ 205	29	\$ 165			
2004 Dec.	2,919	\$ 2,335	30,626	\$ 2,373	28,424	\$ 202	38	\$ 161			
2004 YEAR	23,544	\$ 16,910	345,390	\$ 27,473	293,964	\$ 2,324	383	\$ 1,635			

ANNEX											
YEAR	GAS			ELECTRIC			WATER			SEWAGE	
	# CCF	COST	# KWH	COST	# GAL.	COST	# CCF	COST	# CCF	COST	
2002 Jan.	231	\$ 125	885	\$ 58	4,488	\$ 14	6	\$ 28			
2002 Feb.	184	\$ 103	690	\$ 47	748	\$ 7	1	\$ 10			
2002 Mar.	223	\$ 122	726	\$ 49	14,960	\$ 35	20	\$ 76			
2002 Apr.	269	\$ 139	747	\$ 50	2,992	\$ 12	4	\$ 21			
2002 May	98	\$ 60	812	\$ 54	2,244	\$ 10	3	\$ 17			
2002 June	64	\$ 44	749	\$ 50	2,244	\$ 10	3	\$ 17			
2002 July	22	\$ 25	1,674	\$ 111	2,992	\$ 12	4	\$ 21			
2002 Aug.	21	\$ 25	1,893	\$ 125	2,992	\$ 12	4	\$ 21			
2002 Sept.	20	\$ 25	1,292	\$ 86	2,992	\$ 12	4	\$ 21			
2002 Oct.	24	\$ 25	688	\$ 47	2,992	\$ 12	4	\$ 21			
2002 Nov.	95	\$ 57	883	\$ 59	6,732	\$ 19	9	\$ 40			
2002 Dec.	238	\$ 128	828	\$ 55	13,464	\$ 32	18	\$ 72			
2002 YEAR	1,489	\$ 878	11,867	\$ 791	59,840	\$ 188	80	\$ 363			
2003 Jan.	260	\$ 140	871	\$ 59	2,992	\$ 12	4	\$ 21			
2003 Feb.	312	\$ 167	734	\$ 51	2,244	\$ 11	3	\$ 18			
2003 Mar.	283	\$ 153	736	\$ 52	2,244	\$ 11	3	\$ 18			
2003 Apr.	196	\$ 130	626	\$ 44	3,740	\$ 14	5	\$ 25			
2003 May	112	\$ 81	572	\$ 41	2,244	\$ 11	3	\$ 18			
2003 June	46	\$ 38	544	\$ 39	2,992	\$ 13	4	\$ 21			
2003 July	20	\$ 21	1,238	\$ 86	3,740	\$ 14	5	\$ 25			
2003 Aug.	21	\$ 22	1,179	\$ 82	3,740	\$ 14	5	\$ 25			
2003 Sept.	20	\$ 21	1,035	\$ 72	4,488	\$ 15	6	\$ 29			
2003 Oct.	22	\$ 23	897	\$ 63	8,976	\$ 24	12	\$ 76			
2003 Nov.	88	\$ 67	562	\$ 40	6,732	\$ 20	9	\$ 41			
2003 Dec.	146	\$ 107	701	\$ 49	8,976	\$ 25	12	\$ 78			
2003 YEAR	1,526	\$ 970	9,695	\$ 679	53,108	\$ 185	71	\$ 396			
2004 Jan.	235	\$ 171	833	\$ 58	748	\$ 8	1	\$ 11			
2004 Feb.	356	\$ 264	768	\$ 53	748	\$ 8	1	\$ 11			
2004 Mar.	256	\$ 182	660	\$ 46	1,496	\$ 9	2	\$ 24			
2004 Apr.	186	\$ 144	623	\$ 43	748	\$ 8	1	\$ 11			
2004 May	94	\$ 77	657	\$ 45	748	\$ 8	1	\$ 11			
2004 June	36	\$ 34	630	\$ 43	748	\$ 8	1	\$ 11			
2004 July	20	\$ 23	965	\$ 66	748	\$ 8	1	\$ 11			
2004 Aug.	21	\$ 21	582	\$ 73	748	\$ 8	1	\$ 11			
2004 Sept.	Have Credit (12.07)			1,091	748	\$ 8	1	\$ 11			
2004 Oct.	21	\$ 11	876	\$ 60	748	\$ 8	1	\$ 11			
2004 Nov.	68	\$ 62	916	\$ 62	1,496	\$ 62	2	\$ 25			
2004 Dec.	104	\$ 93	835	\$ 57	748	\$ 8	1	\$ 11			
2004 YEAR	1,397	\$ 1,083	9,436	\$ 681	10,472	\$ 149	14	\$ 155			

Our Survey
Luthean
1601 W. Holmes

HOLMES RD.

372'

233'

163'

1322'

1092.38

525'



SCALE 1" = 100'

3301
01
32
100

NW-32 LG
REVISED 3-75
6-76
4-78
3-80
5-94
4-95
4-00

SEE 3301-32-200

WARWICK
DR.

Community Resource Center for Southeast Lansing Projected Time Frames

Total to be raised: \$8,000,000 to \$9,000,000

Purpose:

- a) Construction of new center on southeast side of city; and
- b) Construction of swimming pool/water park on site of proposed Center for southwest side.

Projected Time Frames:

- a) Planning Phase (identify message and major supporters; develop materials [site, drawing, costs]; determine overall fundraising plan) – 6 to 12 months
- b) Quiet phase (raise 60% of goal) – 18 to 36 months
- c) Public Phase (raise remainder of goal) – 12 to 24 months
- d) Construction Phase – 12 to 18 months

Total Time Required: 48 months to 90 months – from initial indication of support by city council for this proposal to opening of the center

NOTES:

- a) These projections are based on things I have seen or been told in various conversations. They are not all experienced based.
- b) The fundraising timelines are based on having to raise \$9,000,000. If the actual cost is less, the time required to raise it will also decrease.
- c) Highfields has had one pre-planning meeting on this project. The sooner we have a sense of city council's response to the proposal, the sooner the planning phase can be completed.

Lansing Southside Community Centers*
Proposed 4-year Budget Plan (FY2006-FY2009) Notes

Assumptions

- Personnel allocation for the first center would be comparable to the Gier Center staffing; building and grounds maintenance would be provided by the City's Public Service Dept. Personnel costs will likely increase by 2% annually, except for hourly employee costs which will only increase by .5% annually.
- Utility costs (electric, natural gas, water and sewer) for the Community Center part of the first acquired facility would be comparable to Gier Center (and the existing facility proposed). Utilities use for leased space could be separately metered; but more likely they would be prorated on a square foot basis from monthly bills to the facility owner. Either way, it is recommended that utility costs should be billed separately from any lease payments to encourage lessees to conserve by shutting down office equipment and lights, using timers to turn down (up in cooling months) thermostats whenever their space is unoccupied. Energy and water rates and bills are expected to continue increasing. Assumed 8% annually.
- Building, program and office supplies are based on Gier Center budget for the same expense.
- Capital expenses based on purchasing an existing facility with 3 equal payments of \$953,333 (principal & interest); renovating costs are expected to be higher in the first year, but used 2.5% of the total purchase price (\$71,500/yr.) for critical facility repairs and upgrades.
- Scholarships/fee waivers could be made available to families, youth and adults that otherwise could not afford to participate in the Centers' classes and special community events. While the centers are proposed as public space and offer free use of it to the community, some activities will charge fees; scholarships and fee waivers reinforce that some operating and program costs must be shared by users, sponsors and City taxpayers; Fee waivers are considered an annual expense; fees for special classes and events are considered revenue and help sustain programs at each community center. It's assumed that 100 families and 200 individuals will apply.
- Transportation expense is for transporting youth, seniors and staff to other program locations, for vehicle lease, maintenance/repair and fuel for any on-site motorized equipment.
- Leasing revenue is based on current rate quote for comparable properties (\$9 - \$12 sq. foot) on Lansing's south side. The amount of lease space available at the proposed existing site is assumed to be everything beyond the space, which is comparable to the size of Gier Community Center. Miscellaneous lease revenue includes equipment space fees (e.g. vending machines)
- Sponsorships are based on corporate donations and foundation and government grants which can support both programs and facility improvements (e.g. swimming pool, nature discovery trail, water feature, health and job fairs, sports or arts festivals or tournaments)
- Program revenue is based on the assumption that 200 families and 300 individuals are willing to pay fees to participate in special classes and events at the centers. See scholarship expense above. It is also assumed that families would spend \$300 and individuals about \$100 annually for programs and special events of interest.

*The Ad Hoc Committee identified the need for 2 community centers in Lansing's Southside and have addressed this need in a phased implementation strategy and budget plan that proposes establishing a SW community center first, and once operating, developing the SE center.

PARKS & RECREATION

Leisure Services - Community Centers

FY 2005 Request

ACCOUNT SUMMARY

FUN CCNTR	OBJECT	PROJ TITLE	FY 2005	FY 2006	FY 2006
			adopted budget 07/01/2004	original request	original request new fees
Community Centers					
Revenues					
101	0	648120	4,500	3,025.00	3,025.00
101	0	648121	27,500	32,500.00	32,500.00
101	0	648122	0.00	0.00	0.00
101	0	648130	15,000	13,335.00	13,715.00
101	0	648131	15,500	14,500.00	14,500.00
101	0	648140	3,224	3,324	3,324.00
101	0	648141	<u>6,000</u>	<u>6,500</u>	<u>6,500.00</u>
		Subtotal	71,724	73,184.00	73,564.00
Expenditures					
101	0	649022	1,000	1,000.00	1,000.00
101	0	649024	4,000	6,000.00	6,000.00
101	0	649026	850	500.00	500.00
101	0	649030	<u>707</u>	<u>800.00</u>	<u>800.00</u>
		Subtotal	6,557	8,300.00	8,300.00
Expenditures					
101	0	702000	390,625	405,181.88	405,181.88
101	0	707000	127,233	117,045.00	0.00
101	0	707001	5,000	5,718.00	5,718.00
101	0	708000	3,879	3,875.00	3,875.00
101	0	741000	41,446	35,065.00	38,902.50
101	0	741850	0	0.00	0.00
101	0	743000	<u>35,600</u>	<u>35,600.00</u>	<u>35,600.00</u>
		Subtotal	603,783	602,484.88	489,277.38

SUB#

PERSONNEL EXPENSE ESTIMATES

PROGRAM/TIME FRAME
ACCOUNT #TITLE:
ACCOUNT HISTORYPOSITION/TITLE
101.763831.707000.0
Wages, IEA Hourly

OF EMP. # OF DAYS HRS./DAY RATE SUBTOTAL TOTAL RATE SUBTOTAL TOTAL DIFF

FY 99 Actual 92,394
 FY 00 Actual 106,433
 FY 01 Actual 133,792
 FY 02 Actual 131,013
 FY 03 Actual 150,306
 FY 04 Actual 127,233
 FY 05 Adopted Budget 117,045
 FY 06 Original Request

PROGRAMS & ACTIVITIES

A. Building Supervision

1. Fall, Winter, Spring
 Evening Supervision 1 37 10 9.00 3,330.00 9.50 3,515.00
 Weekday 1 37 10 8.00 2,960.00 8.50 3,145.00
 Saturday 1 30 7 8.00 1,680.00 8.50 1,785.00
 Staff Meetings 1 15 3 9.00 405.00 9.50 427.50

3,890.25 Summer Evenings

2. Summer
 Evening Hours 1 13 6 9.00 702.00 9.50 741.00
 1 13 4.5 8.00 468.00 8.50 497.25
 2 13 12 8.00 2,496.00 8.50 2,652.00
 Weekday Hours 4 9 27 8.00 7,776.00 8.50 8,262.00
 8.50 0.00

B. Open Recreation

1. Recreation 19,817.00 21,024.75 1,207.75
 a. Leaders--Weekdays 2 41 8 8.00 5,248.00 8.50 5,576.00
 b. Leaders--Saturdays 1 30 5 8.00 1,200.00 8.50 1,275.00
 c. Leaders--Teen Nights 1 37 6 8.00 1,776.00 8.50 1,887.00

1. After School Crafts

a. Leader 0 24 1.75 10.00 0.00 10.50 0.00 0.00 0.00

C. Enrichment -- General Interest

PERSONNEL EXPENSE ESTIMATES

SUB#

PROGRAM/TIME FRAME
ACCOUNT #

TITLE:

ACCOUNT HISTORY

D. Special Events

POSITION/TITLE
101.783831.107000.0
Wages IEA Hourly

OF EMP. # OF DAYS HRS. / DAY RATE SUBTOTAL TOTAL RATE SUBTOTAL TOTAL DIFF

1. Easter Event

a. Leader

2. Christmas Events

a. Leader

3. Halloween Event

a. Leader

4. Spring Break

a. Leaders

5. Haunted Forest

a. Leaders

6. Knitting

a. Leaders

7. Teen Tailgate

a. Leaders

1. Evening Volleyball

2. Saturday Hoops

3. Evening Hoops

Instructor

1. Fall, Winter, Spring
Staff Meetings

Evening Supervision

Weekday

Saturday

2. Summer

Evening Building Supervision

Evening Building Hours (6-7)

Evening Teen Supervision

Weekday Hours

1. Open Recreation

a. Leaders--Weekdays

b. Leaders--Saturdays

c. Leaders--Teen Nights

1. Open Recreation

a. Leaders--Weekdays

b. Leaders--Saturdays

c. Leaders--Teen Nights

1. Open Recreation

a. Leaders--Weekdays

b. Leaders--Saturdays

c. Leaders--Teen Nights

1. Open Recreation

a. Leaders--Weekdays

b. Leaders--Saturdays

c. Leaders--Teen Nights

1. Open Recreation

a. Leaders--Weekdays

b. Leaders--Saturdays

c. Leaders--Teen Nights

1. Open Recreation

a. Leaders--Weekdays

b. Leaders--Saturdays

c. Leaders--Teen Nights

1. Open Recreation

a. Leaders--Weekdays

b. Leaders--Saturdays

c. Leaders--Teen Nights

1. Open Recreation

a. Leaders--Weekdays

b. Leaders--Saturdays

c. Leaders--Teen Nights

031130

Building Supervision

Total Foster 36,047.00

4,950.00

5,175.00 225.00 37,028.75 981.75

1,432.00

8.50 739.50 365.50 (1,066.50)

1,725.50 101.50

Total Foster 36,047.00

4,950.00

5,175.00 225.00 37,028.75 981.75

1,432.00

8.50 739.50 365.50 (1,066.50)

1,725.50 101.50

Total Foster 36,047.00

4,950.00

5,175.00 225.00 37,028.75 981.75

1,432.00

8.50 739.50 365.50 (1,066.50)

1,725.50 101.50

Total Foster 36,047.00

4,950.00

5,175.00 225.00 37,028.75 981.75

1,432.00

8.50 739.50 365.50 (1,066.50)

1,725.50 101.50

Total Foster 36,047.00

4,950.00

5,175.00 225.00 37,028.75 981.75

1,432.00

8.50 739.50 365.50 (1,066.50)

1,725.50 101.50

Total Foster 36,047.00

4,950.00

5,175.00 225.00 37,028.75 981.75

1,432.00

8.50 739.50 365.50 (1,066.50)

1,725.50 101.50

Total Foster 36,047.00

4,950.00

5,175.00 225.00 37,028.75 981.75

1,432.00

8.50 739.50 365.50 (1,066.50)

1,725.50 101.50

Total Foster 36,047.00

4,950.00

5,175.00 225.00 37,028.75 981.75

1,432.00

8.50 739.50 365.50 (1,066.50)

1,725.50 101.50

Total Foster 36,047.00

4,950.00

5,175.00 225.00 37,028.75 981.75

1,432.00

8.50 739.50 365.50 (1,066.50)

1,725.50 101.50

Total Foster 36,047.00

4,950.00

5,175.00 225.00 37,028.75 981.75

1,432.00

8.50 739.50 365.50 (1,066.50)

1,725.50 101.50

Total Foster 36,047.00

4,950.00

5,175.00 225.00 37,028.75 981.75

1,432.00

8.50 739.50 365.50 (1,066.50)

1,725.50 101.50

Total Foster 36,047.00

4,950.00

5,175.00 225.00 37,028.75 981.75

1,432.00

8.50 739.50 365.50 (1,066.50)

1,725.50 101.50

Total Foster 36,047.00

4,950.00

5,175.00 225.00 37,028.75 981.75

1,432.00

8.50 739.50 365.50 (1,066.50)

1,725.50 101.50

Total Foster 36,047.00

4,950.00

5,175.00 225.00 37,028.75 981.75

1,432.00

8.50 739.50 365.50 (1,066.50)

1,725.50 101.50

Total Foster 36,047.00

4,950.00

5,175.00 225.00 37,028.75 981.75

1,432.00

8.50 739.50 365.50 (1,066.50)

1,725.50 101.50

Total Foster 36,047.00

4,950.00

5,175.00 225.00 37,028.75 981.75

1,432.00

8.50 739.50 365.50 (1,066.50)

1,725.50 101.50

Total Foster 36,047.00

4,950.00

5,175.00 225.00 37,028.75 981.75

1,432.00

8.50 739.50 365.50 (1,066.50)

1,725.50 101.50

Total Foster 36,047.00

4,950.00

5,175.00 225.00 37,028.75 981.75

1,432.00

8.50 739.50 365.50 (1,066.50)

1,725.50 101.50

Total Foster 36,047.00

4,950.00

5,175.00 225.00 37,028.75 981.75

1,432.00

8.50 739.50 365.50 (1,066.50)

1,725.50 101.50

Total Foster 36,047.00

4,950.00

5,175.00 225.00 37,028.75 981.75

1,432.00

8.50 739.50 365.50 (1,066.50)

1,725.50 101.50

Total Foster 36,047.00

4,950.00

5,175.00 225.00 37,028.75 981.75

1,432.00

8.50 739.50 365.50 (1,066.50)

1,725.50 101.50

Total Foster 36,047.00

4,950.00

5,175.00 225.00 37,028.75 981.75

1,432.00

8.50 739.50 365.50 (1,066.50)

1,725.50 101.50

Total Foster 36,047.00

4,950.00

5,175.00 225.00 37,028.75 981.75

1,432.00

8.50 739.50 365.50 (1,066.50)

1,725.50 101.50

Total Foster 36,047.00

4,950.00

5,175.00 225.00 37,028.75 981.75

1,432.00

8.50 739.50 365.50 (1,066.50)

1,725.50 101.50

Total Foster 36,047.00

4,950.00

5,175.00 225.00 37,028.75 981.75

1,432.00

8.50 739.50 365.50 (1,066.50)

1,725.50 101.50

Total Foster 36,047.00

4,950.00

5,175.00 225.00 37,028.75 981.75

1,432.00

8.50 739.50 365.50 (1,066.50)

1,725.50 101.50

Total Foster 36,047.00

4,950.00

5,175.00 225.00 37,028.75 981.75

1,432.00

8.50 739.50 365.50 (1,066.50)

1,725.50 101.50

Total Foster 36,047.00

4,950.00

5,175.00 225.00 37,028.75 981.75

1,432.00

8.50 739.50 365.50 (1,066.50)

1,725.50 101.50

Total Foster 36,047.00

4,950.00

5,175.00 225.00 37,028.75 981.75

1,432.00

8.50 739.50 365.50 (1,066.50)

1,725.50 101.50</

SUB#

PERSONNEL EXPENSE ESTIMATES

PROGRAM/TITLE FRAME
ACCOUNT # 101.783831.707000.0

TITLE: Meigs IEA Hourly

ACCOUNT HISTORY

C. Enrichment - General Interest

OF EMP. # OF DAYS HRS. / DAY RATE SUBTOTAL TOTAL RATE SUBTOTAL TOTAL DIFF

1. After School Crafts
1. After School Crafts 0 24 1.5 10.00 0.00 10.50 0.002. Gift Power
2. Gift Power 1 4 2 8.00 64.00 64.00 8.50 68.00a. Leader
a. Leader 1 4 2 8.00 64.00 64.00 8.50 68.00

D. Special Events

1. Craft Sale
1. Craft Sale 1 2 6 8.00 96.00 96.00 8.50 102.00 4.002. Teddy Bear Series
2. Teddy Bear Series a. Leader 2 4 3 8.00 192.00 192.00 8.50 204.003. Drive up Santa
3. Drive up Santa a. Leader 1 1 6 8.00 48.00 48.00 8.50 51.004. Easter event
4. Easter event a. Leader 3 1 3 8.00 72.00 72.00 8.50 76.505. Monster Munch Lunch
5. Monster Munch Lunch a. Leader 3 1 3 8.00 72.00 72.00 8.50 76.506. Spring Break
6. Spring Break a. Leaders 0 5 8 8.00 0.00 0.00 8.50 76.507. Teen Lino Scavenger Hunt
7. Teen Lino Scavenger Hunt 4 1 4 8.00 128.00 128.00 8.50 0.00

E. Sports, Games and Fitness

1. Floor Hockey Tournaments
1. Floor Hockey Tournaments 2 4 8 8.00 512.00 512.00 8.50 544.00 (98.00)2. Gifts BB Clinic
2. Gifts BB Clinic a. Leader 2 12 2 8.00 384.00 384.00 8.50 408.003. Little Hoopers
3. Little Hoopers a. Leader 2 4 5 8.00 320.00 320.00 8.50 340.004. Teddy Bear Floor Hockey
4. Teddy Bear Floor Hockey a. Leader 2 4 2 8.00 128.00 128.00 8.50 136.00Total Gier 1,344.00 35,584.00 1,428.00 84.00
37,639.50 2,055.50

SUB#

PERSONNEL EXPENSE ESTIMATES

PROGRAM/TITLE
ACCOUNT #
TITLE:
ACCOUNT HISTORY
Wages TEA Hourly

OF EMP. # OF DAYS HRS./DAY RATE SUBTOTAL TOTAL RATE SUBTOTAL TOTAL DIFF

A. Building Supervision

1. Fall, Winter, Spring	1	37	15	9.00	4,995.00	9.50	5,272.50		
Evenings	1	24	3	9.00	648.00	9.50	684.00		
Staff Meetings	1	30	7	8.00	1,680.00	8.50	1,785.00		
Saturday	1	37	10	8.00	2,960.00	8.50	3,145.00		
Weekdays	1	13	6	9.00	702.00	9.50	741.00		
2. Summer	1	13	3	8.00	312.00	8.50	331.50		
Evening Bldg Supervision	1	13	12	8.00	2,496.00	8.50	2,652.00		
Evening Leader (6-7)	2	13							
Evening Teens	2	13							
					13,793.00		14,611.00	818.00	

B. Open Recreation

1. Open Recreation	2	41	12	8.00	7,872.00	8.50	8,364.00		
a. Weekdays	2	30	5	8.00	2,400.00	8.50	2,550.00		
b. Saturdays	2	37	6	8.00	3,552.00	8.50	3,774.00		
c. Teen Nights	2								
					13,824.00		14,688.00		
					0.00		0.00	0.00	

C. Seniors

1. Senior Leaders	0	50	25	10.50	0.00	11.00	0.00	0.00	0.00
					0.00		0.00	0.00	

D. Special Events

1. After-school Crafts	0	24	1.5	10.00	0.00	10.50	0.00		
a. Leaders	0	1	3	8.00	0.00	8.50	0.00		
2. Easter Event	0	1							
a. Leaders	3	1	4	8.00	96.00	8.50	102.00		
3. Christmas Event	2	1	4	8.00	64.00	8.50	68.00		
a. Leaders	0	4	8	8.00	0.00	8.50	0.00		
4. Halloween Event	2	2	7	8.00	448.00				
a. Leaders	1	8	5	10.00	400.00	10.50	420.00		
5. Spring Break	1	8	5	8.00	320.00	8.50	340.00		
a. Leaders	2	1	18	8.00	288.00	8.50	306.00		
6. Haunted Forest	2								
a. Leaders	1								
					608.00		170.00	(438.00)	

E. Sports, Games & Fitness

1. Youth Basketball Programs	1	8	5	10.00	400.00	10.50	420.00		
a. Leaders	1	8	5	8.00	320.00	8.50	340.00		
					720.00		760.00	40.00	
E. Community Trips	2	1	18	8.00	288.00	8.50	306.00		
a. Leaders					288.00		306.00	18.00	
					29,233.00		30,535.00	1,302.00	

3150

Community Center - Miller Road
Senior Citizens
A. Special Events/Programs

1. Monthly Dance	1	10	4.5	10.50	472.50	11.00	495.00		
a. Leaders	1	50	25	10.50	13,125.00	11.00	13,750.00		
2. Day Program	1	50	3	10.50	1,575.00	11.00	1,650.00		
a. Leaders	1	24	4	10.50	1,008.00	11.00	1,056.00		
3. Evening Programs	1								
a. Leaders-Wed.	1								
b. Leaders-Sat.	1								
					16,180.50		16,951.00	770.50	
					117,044.50		122,154.25		

ACCOUNT TOTAL

Subtotal	117,045.00	122,154.00		
Less top rate differer	0.00	0.00		
	117,045.00	122,154.00	5,109.00	

TITLE:

9 DAYS PAY AT END OF FY05

OPERATING ACCOUNT ESTIMATES

SUB#	CATEGORY	DETAIL	[# UNITS]	[RATE]	SUBTOTAL	TOTAL	REVISED
	ACCOUNT #	101.783831.741000.0					
	TITLE:	Miscellaneous Operating					
	ACCOUNT HISTORY						
	FY 99 Actual	44,645					
	FY 00 Actual	49,664					
	FY 01 Actual	52,425					
	FY 02 Actual	60,729					
	FY 03 Actual	43,914					
	FY 04 Actual						
	FY 05 Adopted Budget	41,446					
	FY 06 Original Request	35,065					
000001	ADMINISTRATION & SUPPORT						
	1. Business Allowances						
	A. Dues/Memberships						
	B. Mileage						
	2. Operational Services						
	A. Decentralized copiers						
	B. Office supplies						
	C. Rapid copy						
	4. Unscheduled Repairs						
	5. Subscriptions						
	6. Staff Recognition						
	7. Spring Break Recreation						
000001	PROGRAMS & ACTIVITIES						
	Administration & Support						
	Community Trips						
	A. In-Town						
	B. Out-Of-Town						
	Destination - TBA						
	NRPA and MRP A Membership Supervisor						
	Community Center Programmers						
	Programmers						
	Repairs - Unscheduled						
	Reference Materials						
	T-Shirts						
	Recreation Supplies						
	Bus						
	Admissions						

OPERATING ACCOUNT ESTIMATES

SUB#	CATEGORY	DETAIL	[# UNITS]	[RATE]	SUBTOTAL	TOTAL	REVISED
	ACCOUNT #	101.783831.741000.0					
	TITLE:	Miscellaneous Operating					
	ACCOUNT HISTORY						
031120	A. Activity Supplies - Center						
	B. Special Events						
		1. Halloween Event	1	2,200	2,200.00		
		2. Christmas Events	1	200	200.00		
		3. Easter Event	2	200	400.00		
		4. Craft Show	1	200	200.00		
		5. Horseback/Hayride	1	220	220.00		
		Supplies	2	300	600.00		
			1	500	500.00		
	C. Computer Room Upgrades					4,320.00	
031130	A. Activity Supplies - Center						
	B. Sports, Games & Fitness						
	C. Special Events						
		1. Floor Hockey Tournament Trophic	1	1,800	1,800.00		
		2. 50+ Basketball League	4	50	200.00		
		1. Rummage Sales - Advertising	1	80	80.00		
			2	220	440.00		
		3. Lunch w/ Easter Bunny	1	200	200.00		
		4. Drive up Santa	1	200	200.00		
		5. Teddy Bear Events	4	100	400.00		
		6. Teddy Bear Shirts	33	5	165.00		
		7. Teen Scavenger Hunt	1	600	600.00		
		7. Little Hoopers Shirts	80	5	400.00		
						4,485.00	
031140	A. Activity Supplies						
	B. Special Events						
		Holiday Parties	1	2,200	2,200.00		
		Fall Carnival	1	220	220.00		
			1	200	200.00		
		1. Open Rec Supplies	1	1,000	1,000.00		
		2. Band Services	1	2,500	2,500.00		
		3. Repairs	1	500	500.00		
		4. Special Event Supplies	1	1,200	1,200.00		
						5,200.00	
						35,065.00	
31150	Community Center - Miller Road						
	A. Senior Program						
	ACCOUNT TOTAL						

OPERATING ACCOUNT ESTIMATES

SUB#

DETAIL

[# UNITS] [RATE] SUBTOTAL TOTAL

CATEGORY
ACCOUNT #

101.783831.743000.0

TITLE:

Contractual Services

ACCOUNT HISTORY

FY 99 Actual	29,516
FY 00 Actual	38,520
FY 01 Actual	32,343
FY 02 Actual	29,962
FY 03 Actual	29,694
FY 04 Actual	
FY 05 Adopted Budget	35,600
FY 06 Original Request	35,600

Contractual Services - Instructors

a. Class instruction at all community centers.	1	35,000	35,000
b. Interpretative Services	2	300	600

ACCOUNT TOTAL

35,600

AD-HOC COMMITTEE FOR SOUTHSIDE COMMUNITY CENTER

AUGUST 30, 2005 - 7:43 p.m.

Larry Mitchell Trice Sr. Community Center @ Pentecostal Outreach Church of God in Christ

Members Present: Dale Copedge, Monica Dungey, Howard Jones, Darnell Oldham, Sr., Jan Patrick, Alfreda Schmidt, Gordon Wilson

Members Absent: Ed Benson, Marilyn Steegstra, Ben Wheeler

Others Attending: Michael Cole, Connie Doyle, Kathie Dunbar, Paul Elam, Dave Finnie, Kelly Hayes, Jim Hines, Desiree Kirkland, David Wiener, Randy Williams, Rosalyn Williams

1. INTRODUCTIONS

2. REVIEW OF MINUTES

The minutes of August 23, 2005 were reviewed and the name was corrected to Southside.

3. ELECTION OF CO-CHAIRS

Jan Patrick nominated Ed Benson; seconded by Alfreda Schmidt. It was noted there is a meeting this evening regarding the rezoning of Lansing Gardens to a Walmart. Darnell Oldham, Sr., nominated Monica Dungey and Ed Benson nominated Gordon Wilson; seconded by Howard Jones.

Co-chairs elected as follows:

Gordon Wilson, 2101 S. Holmes Rd. Lansing, MI 48911 886-9263

Monica Dungey, monika2boyz@aol.com 393-4567

4. CONTINUED DISCUSSION OF POTENTIAL SITES

Paul Elam spoke regarding some existing sites including Farmer Jacks (which is for sale) and Miller Rd. Senior Center (programming is still taking place at this site).

Farmer Jacks - Concern was expressed regarding the large paved parking lot area as it is not conducive to a center; however there is a lot of vacant land with this site. Darnell Oldham, Sr. will gather info about this site and bring it to the next meeting.

Gordon Wilson also asked to see the 1980 and 1996 City Master Plan that showed two centers on the southside. Williams noted an MSU Economic Study had been done and Kathie Dunbar will bring Vision of the Future information.

Gordon Wilson noted the Southside Community Coalition could do a door-to-door survey. There are no medical offices/service sites on the southside excepting urgent care is located at Haag and Martin Luther King.

Discussion followed on possibilities of open property being available and the short-term versus long term goals. Funding was also discussed. The acreage in front of Holmes was discussed. Short term right now is an existing facility but long term, a new center is the goal.

After further discussion the group decided to view two sites. Maple Grove at 5:30 Tuesday, September 6 and 7:30 at Our Savior Lutheran for site visits. Two weeks from today (September 13) the group will reconvene to discuss the sites. Dave Finnie will bring a line drawing and specs for the school and John Boles will be contacted for the same information.

Discussion of a name for the center with Magic Johnson Community Center being suggested. Discussion ensued regarding that and it was decided it is too early to name the center.

Possible new development was discussed with Randy Williams suggesting someone from the city speak about available sites/locations to build a new center. An overview of the entire area could be presented.

Possible partnerships were discussed including the Capital Region Community Foundation for a possible grant. Jim Hines of Highfields suggested Highfields have a role in this Committee and Development of and for a center. Highfields currently serves 3,000 children in Lansing as well as 400 families. Monies to start Highfields came from this community. If there is interest by the neighborhood groups, community and city, they would be willing to take on the endeavor of building a new facility. If Highfields owns the building, an advisory board would be set up. Ownership of the building was discussed. Highfields would be willing to take the responsibility of generating revenue, construction and operation of a new facility. Jim Hines will prepare a presentation for Thursday, September 13.

A motion to develop a sub-committee to work with Highfields was made, carried and supported. The four volunteers for this group are, Monica Dungey, Connie Doyle, Howard Jones and Alfreda Schmidt.

Discussion of two centers with one in the southeast and one in the south west. Satellite centers would be considered at Graves Park or Glen Arbor.

Kathie Dunbar spoke noting the general public is concerned about getting the services out to the children/community and suggests not having a city-owned building. Dave Wiener was asked for information on creating a contract and asked how to go about soliciting partnerships with other entities/partners. It was suggested a subcommittee look into how to approach and work with this concept.

Dale Copedge asked where is staffing for the facility and funding coming from. Is the facility going to be government/city/county owned? Isn't the city funding this project?

5. EXISTING DATA FOR NEEDS ASSESSMENT

Paul noted the community needs assessment materials - previous assessments and appropriate materials will be provided at the 9/13 meeting.

6. YOUTH INVOLVEMENT

The Mayor=s Youth Advisory Committee is made up of all area high schools, public and private with Vista volunteers on board to help program the youth advisory committee. There is also the Lansing School District Junior Board and several other youth advisory groups available to choose from within the city. Input is required from less fortunate children and also with church youth groups. The Board wanted youth input to ensure the kids will actually use the facility.

Howard Jones suggested going to the schools and meeting with the kids on their level, perhaps at a pep rally - or going to the Boys & Girls Club.

Gordon and Monica will go to the Boys and Girls Club and meet with them. Monica suggested a subcommittee - a motion was made to develop a committee by Dale Copedge and seconded by Howard Jones.

7. SHORT AND LONG TERM IMPLEMENTATION PLAN - TIME LINE

Waive this item and move on. Begin to prepare a time frame.

Howard asked the committee members to go out into the community and find out what places and services would be available to our center. Randy said we need to make a motion for Gordon and Monica or anyone else on how to develop a partnership plan. Darnell volunteered to serve on this subcommittee.

Dale Copedge requested the city provide a plan or pull something off the shelf - a skeleton/model to work from. Dave Wiener agreed the materials could be provided..

September 6 @ 5:30 p.m. - Maple Grove School

September 6 @ 7:30 p.m. - Our Savior Lutheran

September 14 @ the Chat with the Chief -- a survey

September 20 two presentations to talk about options

September 27 @ the South Precinct Neighborhood Watch meeting -- survey

Motion to adjourn at 9:22 p.m.

AD-Hoc Committee on South Side Community Center
Minutes for the meeting held
On
Tuesday, September 20, 2005
At
Larry Mitchell Trice Sr. Community Center.

I.) Introductions/attendance

Ad-Hoc Committee Members Present: Ben Wheeler, Darnell Oldham Sr., Monica Dungey, Ed Benson, Jan Patrick, Howard Jones, Alfreda Schmidt, Gordon Wilson, Connie Doyle

Ad-Hoc Committee Members Absent: Dale Copedge, Marilyn Steegstra

Community Participants Present: Paul Elam, Emily Horn, Jim Hines, De. Shawn Green, John Boles, Murdock Jemerson, Guillermo Lopez, Davie Wiener

II.) Review of Minutes

1. *August 30th, 2005 Minutes: Motion made to amend minutes as follows; Under Section 3 ELECTION OF CO-CHAIRS The minutes should be corrected to read that Darnell Oldham was self nominated, Ed Benson was nominated by Jan, Gordon Wilson was nominated by Howard and Monica Dungey was self nominated.*

Minutes were accepted as amended (Howard1, Ben2)

2. *September 13th, 2005 Tabled to September 27th meeting (Jan1, Howard2)*
Paul notified the committee that the minutes were late getting out this week due to an attempt to include some scanned materials. They were unable to be included.

Motion was made to have minutes received by the Monday following the meeting. (Jan1, Howard 2)
Discussion ensued regarding attaching documents to minutes. The motion Passes with a resolution that attachments will be included in the final report
Motion Passed

III.) Speakers: John Boles (All'n 1Realty, Inc.)

John Boles provided additional information regarding the Our Savior Lutheran Location. Information included: Room Dimensions, Site Plan (From City Assessors office) verifying 22 acres, Clearer definition of what will remain with the buildings when

purchased. John Boles further stated that he had attended the meeting in order to provide the requested information and answer any questions.

Gordon suggested giving the committee time to digest the information presented and ask Mr. Boles to return at a later meeting.

Alfreda asked Mr. Boles for more information on the food bank, what is involved in its operations and is it included in the sale?

Mr. Boles responded with the information that the Food Bank is currently sponsored by the church and is one of the largest in the area. Further Food Bank discussion ensued with Mr. Oldham clarifying that the food bank in question is one of two major food banks in the Lansing area and that from the information he has been able to gather the food bank would like to stay in its current location. Further discussion about when the church moves rather or not the "Christian" community will still be interested in was followed up with confirmation from Randy Williams that the church hosts the food bank on their property which facilitates a need for the community and that the particular food bank in question is the most used on the south side of Lansing. It was further stated that the church runs the food bank and the nursery located inside the main building.

Mr. Boles asked the committee what the community would like to see from the church with relation to the Food Bank. Discussion continued regarding whether maintaining and running the food bank should become a community center function.

The question was posed by Howard as to the other interest in the site as a whole that has been expressed to the church. Mr. Boles responded that "yes, other parties have expressed interest.

Mr. Boles was excused from the meeting so that more discussion about the church site could take place.

IV.) Continued Discussion of Potential Sites

Monica stated that the committee was first here to find a location and then gather partners the committee needs to try to stay focused.

Discussion began with regard to Maple Grove being removed from the list of possible existing sites. It was stated that since a majority of committee members did not feel that the school would the needs for a community center – it was removed from the list.

- a.) Existing*
 - i. Our Savior Lutheran*

Gordon recommended that the committee focus on the school and the property, he feels that the Southside really needs two community centers since more than 50% of Lansing population lives south of 496 and the south side has most of the subsidized housing in the city.

Alfreda spoke with the city attorney who relayed to her that the committee is not obligated to send out notices that we are seeking locations for a community center.

Howard reminded the committee that we are here to give our recommendation to city council and that nothing is set in stone – the council could decide to do something different. Also a good second site would be Gardner Middle school.

Randy William clarified that the committee was formed to make recommendations to city council on a site, activities to take place, funding methods, sustainability, etc... Not just a location for a possible site. He further stated that an Auxiliary site was a possibility and he encouraged committee members to think "outside the box" This community center does not have to be traditional – perhaps with many partners – perhaps not city owned property, maybe the city helps fund or runs programming. Perhaps an independent board could be created to coordinate and run finances for South Side Community Centers

Darnell reminded the committee that after this meeting there will be only nine more meetings in order to do a lot of work. This number excludes 11/22 and 11/30 where the draft report to the city will be presented and finalized.

City council will present a copy of the resolution creating the Ad-Hoc Committee in order to provide further clarification of committee duties and expectations.

Information was asked for regarding other city run community centers (Sq. Footage, Staffing, Programming, utility costs, etc...)

Discussion ensued that the committee currently favored the church and was waiting for a response from the developers in order to consider them.

Gordon expressed his opinion that this was going to have to be the most unique community center in Lansing. His Idea is to gather all of the information and then have the entire committee take a full day go through the information and come out with a plan.

The committee was reminded to keep their options open and to wait for the proposal and to recognize the opportunity for a new building.

Randy Williams reiterated the Nov. 30th Deadline – he stated that in his opinion council would probably give more time if it was asked for, but how long the site will be available.

Howard suggested coordinating with the city in order to prepare a proposal for the church and recommended giving a deadline to new developers.

Murdock reminded the committee that in order for millage money to be tapped into for the center it would have to be "park land"

It was further stated that the committee should first purchase a building and then find a way to sustain the building. Partners and staffing will help define budget. Housing may be possibility on church land – providing additional income. Randy concurred and stated that housing could be used as a funding mechanism

Randy also suggested that the City attorney and Highfields sit down and discuss legal options of their involvement.

Jan suggested that the committee return to establishing what the need in the community is from outside sources (outside of the committee) she does not feel that this has been accomplished effectively. It is difficult to set a budget until all of the information is available.

Permission was granted from Murdock Jemerson to tour the existing community centers at the committee member's leisure.

Darnell warned the committee to not put themselves in a position where City Council can say that the Southside can't decide what to do. he also reminded the committee that some information is available from an MSU study and from the "view to the future talks". He stated that the committee did not need to reinvent the wheel that we should find and use current information and that it was important to have the report available by the deadline.

Gordon decided that he would form a sub-committee in order to find and gather the data he would like volunteers.

Randy suggested founding a couple of sub-committees in order to: Find and gather information, meet with the city attorney to discuss options.

The current partnership committee was assigned by Gordon to meet with the city attorney.

Paul Elam mentioned that there is a current proposal for a South side Community Center that was put together by John Pollard and that he thinks that suffices for a lot of the necessary data.

Jan, Darnel, Ed and Paul volunteered to be on the Information Sub-Committee Randy will set meeting with city attorney on options on property with Sub-committee for partnerships. Sub-Committee members are Alfreda, Howard, Connie, Jim, and Monica.

Gordon informed Committee about the next meeting for the Mayors Youth Advisory Board will be on Oct. 3rd.

Jan will pick-up materials from Murdock's office.

Darnell will get in touch with Mr. Creagh for future discussion about new development.

Meeting was adjourned.

Ad-Hoc Committee on South Side Community Center						
August-September Meeting Attendance						
First	Last	Phone	Email	Address	Zip Code	
Ad-Hoc Committee Members						
1	Ed	Benson				48910
2	Dale	Copedge				
3	Connie	Doyle				
4	Monica	Dungey				
5	Howard	Jones				48916
6	Darnell	Oldham				48911
7	Jan	Patrick				
8	Alfreda	Schmidt				
9	Shirley	Stevens				
10	Ben	Wheeler				48911
11	Gordon	Wilson				48911
Community Participants						
1	Sandy	Allen				
2	John	Boles				
3	Courtney	Cole				
4	Michael	Cole				
5	Kathy	Dunbar				
6	Paul	Elam				
7	Dave	Finnie				
8	Kelly	Hayes				
9	Jim	Hines				
10	Emily	Horne				48910
11	Murdoch	Jemerson				
12	Desiree	Kirkland				
13	Guillermo	Lopez				
14	Verna	Smith				
15	David	Wiener				
16	Randy	Williams				
17	Rosalyn	Williams				
18						
19						
20						

AD-Hoc Committee on South Side Community Center
Minutes for the meeting held
On
Tuesday, September 27, 2005
At
Larry Mitchell Trice Sr. Community Center.

Meeting called to order at 7:35pm

I.) Introductions/attendance

Ad-Hoc Committee Members Present: Ben Wheeler, Darnell Oldham Sr., Ed Benson, Jan Patrick, Howard Jones, Alfreda Schmidt, Gordon Wilson, Connie Doyle

Ad-Hoc Committee Members Absent: Monica Dungey, Dale Copedge,

Community Participants Present: Paul Elam, Jack Gunther, Pete Cunningham, John Boles, Robert Creagh, Ronald Murphy, Randy Williams

II.) Speakers

John Boles; All'n One Realty. – Just here to answer any questions.

- Howard asked about the length of time required to changeover from a church to a community center.

- Mr. Boles responded that it is negotiable – the church is looking towards Dec. '06, but they are willing to increase their schedule.

- Alfreda asked if the property was encumbered in any way.

- Mr. Boles stated that the land was not encumbered in any way to his knowledge.

- Edward asked if the food bank issues had been resolved, would the property transfer.

- Mr. Boles said that the church is willing to assist in maintaining the food bank and that the building is part of the sale.

- Gordon asked if there was any construction happening at the site.

- Mr. Boles responded not to his knowledge

- Mr. Boles asked the committee if a time frame has been established yet

- Gordon responded that no time frame has been established, but the committee is hoping to move fast

2nd Speaker (Future Equities Group) was introduced by Darnell Oldham Sr. (Mark Cannady and Bob Creagh)

- Mark discussed the proposal from future equities group and listed the benefits of building a new building. 1.) Input on the design of the building, including construction needs, 2.) More cost effective to operate –updated heating and air conditioning, insulation etc., 3.) Nothing would need to be done (updated) in this building (no walls knocked down, venting upgraded, etc...) – The property that they own is located directly of east of the meeting location. The current property consists of 3.69 acres and Future Equities Group is prepared to acquire 4 additional acres. The proposed building would be 25,000 to 40,000 square feet.

-Bob Distributed some material regarding possible layout of the center and what potentially the building could look like.

- Alfreda asked whether or not the company was pro basements and stated that she is.

- Bob responded that basement are not usual in this kind of structure, but that there was no design set into stone as of yet. He continued to give a visual description of the proposed building and showed on a map where the additional potential for four acres would lie to the west. He stated that the current drawing also allowed for two possible side entrances and that the building could be tailor made to suit the committees needs including amenities like: Kitchen, Classrooms (number and sizes), Meeting Rooms, Computer rooms etc.. These are just some of the advantages of tailor designing a building to our needs instead of purchasing an existing building and changing it.

- Bob also stated that he purposefully did not focus completely on recreation because he wanted to leave space for vocational, educational components as well as things that improve quality of life and provide skills/job training.

- Howard like the idea of providing opportunities for people with out means.

- Gordon wants to make sure that we don't rule out recreation

- Bob stated that his idea was for more than a recreation center

- Gordon told the committee that Harry Hill will be refocusing on Job Training.

- Bob again reminded the committee that the building can be tailor made to include anything that the committee wants including a food bank or clinics for checkups.

- Mark reminded the committee again that this would be an opportunity to create whatever they want. While historical buildings should be appreciated, they may not serve the purpose of the committee.

- Howard asked how energy efficient the building would be and if it could include solar panels.

- Bob responded that that would be a possibility

- Randy Williams asked what the agreement terms would be on the lease

- Bob responded that the company was looking at 25 years
- Randy asked what the per year cost would be
- Bob responded that final numbers have not been discussed; it would all depend on the cost of the building which can not be finalized until the committee decides what it would like to see in the building
- Gordon asked about maintance on the grounds and the building
- Bob responded that it was negotiable
- Edward inquired as to Future Equities Group construction experience
- Bob responded that they build both commercial and residential buildings; they just finished the strip mall on Waverly and Holmes
- Edward asked about the time involved with this building
- Bob responded that it would depend on what size the city needs and what amenities would be included
- Gordon asked if the additional acreage would cost any additional money
- Bob responded that it would be no extra cost
- Edward asked where the company headquarters was located
- Bob responded that it was in Lansing at 2626 Walmart Dr.
- Alfreda stated that she need to know how best to raise funds and asked the company if they can help us raise funds.
- Bob responded that they can look into putting something together
- Alfreda stated that she was very interested in building to suit and asked if there was potential for donated services by future equities group.
- Bob stated that they would look into it.
- Darnell stated that this would be very beneficial to South Lansing and that it was not fair to ask a group to continue spending money when we don't have a clear idea of what we would like – It is important for the committee to decide what they want in a building.
- Bob stated that they need a better idea before they can come back with figures.
- Gordon recommended taking a look at the '96 drawings to get ideas
- Howard feels that we need to focus on activities
- Gordon feels that the committees should be doing this research and that we should be getting feed back from neighborhood associations.
- Jan stated that she was doing that already
- Bob reminded the committee that the '96 building was 45k-46k sq. feet, cost 5.5million and included the potential for a future pool.

- Randy asked if the preliminary site plan was prepared by an architect
- Bob said no, it was prepared by an engineer
- Randy asked what the property was zoned as
- Bob said Commercial
- Randy asked about the other four acres
- Bob said residential
- Randy asked how long the numbers would take
- Bob again said that it would depend on the particulars that the City wants – rooms, Sq. Footage etc...
- Randy stated again that the committee needs to focus on the particulars
- Ben asked for a list of specific information that the group needs in order to put together some preliminary numbers
- Bob responded that he would put it together and get it to the committee
- Howard concurred that it would be helpful
- Darnell stated that he would hate to miss a golden opportunity; this building would cost us \$5 million with nothing down in the foreseeable future compared to \$3.2 million down and a minimum of \$50,000 invested immediately in a 50 year old building.
- Darnell also asked the committee to keep a time frame in mind. Church will take 3-4 months to close and one year to move plus time to renovate. The developers can build a new building in 18 months.
- Randy mentioned that this location could help the area turn a corner, however we will need a specific lease agreement – he is encouraged that with highfield we can design the building to fit our needs and that this would bring up the possibility of a second site.
- Gordon reminded the committee that it would have to be park land in order to use funds
- Murdoch feels comfortable that it can be worked out

III.) Review of Minutes

September 13, 2005 Minutes were amended to change Waverly and Sheffield to Waverly and Holmes in Paragraph three. (Darnell1, Howard2) Minutes approved as amended

September 20, 2005 minutes Tabled to next meeting

IV.) Existing Data for Needs Assessment Sub- committee

a. Sources of Data

- The committee met with a TV/Communications class at Harry Hill twice last week and will get a final list from them on Tuesday
- The Committee met with the afternoon class today for an hour and will be meeting with them again next week
- The committee will be asking some of the kids to attend a meeting
- Some of the feedback from the students includes hours (8 – 9:30 M-F and 8 – 11:30 on Saturday) having a “chill” room and activities including the ability to make music and having pizza parties

The meeting was adjourned at 9:05p pm

AD-Hoc Committee on South Side Community Center
Minutes for the meeting held
On
Tuesday, October 4, 2005
At
Larry Mitchell Trice Sr. Community Center.

Meeting called to order at 7:41pm

I.) Introductions/attendance

Ad-Hoc Committee Members Present: Ben Wheeler, Darnell Oldham Sr., Ed Benson, Jan Patrick, Monica Dungey, Dale Copedge, Alfreda Schmidt, Gordon Wilson, Connie Doyle

Ad-Hoc Committee Members Absent: Howard Jones

Community Participants Present: Sandy Allen, Murdoch Jemerson, Brian Murray, Jim Hines, Kathie Dunbar

II.) Approval of Minutes

Minutes from the 20th of September were approved (Alfreda1, Darnell2)
Minutes from the 27th of September were tabled until the 11th of October

III.) Speakers: Robert Creagh

- Robert Creagh was unable to attend the meeting.*
- Gordon asked for an introduction from Mr. Murray*
- Mr. Murray informed the committee that he was attending the meeting to listen to the discussions and find out what is going on with the committee*
- Gordon decided to ask Mr. Murray if the American Legion would like to be a partner in the South Side Community Center and be involved with the community and reiterated again that he needs someone to show him how to fly a flag properly – it is a pet peeve of his.*
- Mr. Murray responded that they would be supportive; however money is very limited with dues consisting of \$25/year and \$21 going to the national chapter each year. However he could see the center being used for veterans counseling and perhaps have an office or two.*
- Sandy asked if it was difficult for veterans to find counseling*

- Mr. Murray responded that it can be for a variety of reasons
- Gordon knows a veteran who was homeless and Mike Rogers helped him
- Dale asked if the focus of the group was beginning to get too broad – he mentioned that he has seen too many projects try to involve everything and accomplish nothing – What is the focus of the committee?
- Jan responded that we are attempting to bring in partners for increased income; she continued to discuss possible budget scenarios and programs services.
- Dale asked if the committee had a mission statement and how program services were being utilized
- Ed said that the committee is utilizing interest surveys, view to the future information and also looking for partners to help with the operating budget.
- Darnell asked where the resolution that developed the committee is – He feels that it would give the committee guidance for the final report and help the committee to maintain focus. He reiterated that the committee needs to be careful not to allow the city to say that once again the Southside can not make up their mind.
- Ben asked the committee to consider that perhaps the sub-committee on Data has taken on too much responsibility and that they are trying to do too much – perhaps some of the duties that they have taken on should be distributed to involved the rest of the committee members
- Sandy stated that she had a copy of the resolution and that it creates the committee, lists the members of the committee by name and asks for a due date for a final report. She said that the resolution was intentionally left open so as to not tie the hands of the committee members and that if the committee needs more time, she feels that the city council will not have a problem with it.
- Darnell responded that the impression that he received from Randy Williams was different and that he thought the resolution was a lot more detailed with specific goals and objectives.
- Gordon said that the committee is gathering data to find out what we need
- Monica thanked Sandy for her information regarding the resolution and asked about Marylyn Steegstra – Since she is no longer on the committee does she need to be replaced?
- Sandy said that she does not need to be replaced
- Jan stated the intention of the Sub-Committee on Data is just to gather Data and that they have no authority outside of that.
- Ben responded that he feels the committee needs to focus on what programs and services the community center should offer, before we can decide on what kind of building will best house it.

- Gordon and Monica presented the lists that have been generated by the students that they have met with.
- Ben reminded the committee not to duplicate too many services
- Sandy suggested that the committee contact the Michigan Dental Association
- Murdoch said that Dale was correct and that this is not the way that community centers are normally designed – Usually programs and services are decided upon first and then a suitable location is located or built. – However to be fair to the committee; a lot was thrown on them, the original focus of the committee was to find a facility and now the focus has shifted to data gathering. He likes the church and feels that the committee can work with the space provided especially with room to expand
- Gordon stated that he plans to present all of the options that we have to the council
- Sandy replied that she feels it would be best to give the city council a specific recommendation
- Gordon clarified that he meant giving them a specific recommendation and putting in the data turned down in the report in order to show that the committee did not come by its decision lightly
- Sandy mentioned that there was still no information regarding the National Guard building on Washington
- Jim mentioned that he had rumors but nothing concrete
- Sandy feels that the armory location would be perfect and will contact Senator Levins office for more information
- Gordon feels that the committee needs information from Jim on what Highfields would like out the community center
- Jan stated that she has listened to Jim and has included his organization in her budget – she also has the '96 drawings of a community center at Washington Park

III. Continued Discussion on Potential Sites

a. Existing

i Our Savior Lutheran

b. New Development

- Darnell stated that with his calculations show that the new building would cost \$5 million and that over 25 years that figure would be \$200 thousand per year. With the One Million Dollars that the city currently has, that could support the building payments for five years. The church would like all of their \$3 million dollars over a three year period
- Ben also voiced his support for a new structure over an existing facility especially one that is almost fifty years old. A building that is fifty, sixty and seventy years old is notoriously difficult to maintain. This new build would be only half as old as the current church at the end of the lease. However he felt that Darnell's figures were a little too

generous and did not accurately take into effect all of the expenses that would be incurred by either building

- *Ed asked how we would define the buildings value now and again in 25 years*
- *It was explained to him that it is vary difficult to know how much the building would be worth in 25 years and that the price would be relative to the demand for the building.*

- *Mr. Murray explained that through his experience in construction it depends more what a building is made out of more than consistent wear and tear*

- *Discussion continued between the two potential sites*

- *A motion was made (Ed1, Dale2) to end discussion and have the committee focus on the Our Savior Lutheran Site. - The motion passes (Darnel and Ben dissented)*

- *Dale asked if the new developers will return to the meeting and the motion was to focus on the church, but not to exclude anything.*

- *Darnell feels that focusing on the church does not benefit the committee*

- *Dale said that hopefully now the committee can focus on what programs to put in the structure and that perhaps a timeline should be developed with regard to a decision on programming.*

- *Kathie offered that perhaps the committee should be putting things on paper – She stated that the South Lansing Community Development Association (SLCDA) has fund available to help with developing a vision for a community center. She offered to have a facilitator come in to the meeting and help with the focus of ideas. He could help the committee look at programming, facility issues etc. She recommended Doke Bloss who works with the Ingham County health Department for the job of facilitator – She has worked with him in the past and highly recommends him.*

- *Gordon said to the surprise of everyone present that he has already asked Paul Elam to do a similar project perhaps in an all day session*

- *Sandy mentioned that Paul was very busy and that he might not have the time for something like that.*

- *Darnell feels that we still need to get all of the players involved*

- *Murdoch asked for clarification as to what Mr. Bloss is going to do and what the committee is going to have.*

- *Jim Said that both the existing and the new building have problems. The committee needs to know what they have, what they want and what fiscal resources are available and then decide what they can do. He feels that the committee should:*

- 1.) *Start with a "Cadillac" and then cut.*
 - 2.) *Decide what you can cut back on without destroying the core*
-

- 3.) *Make sure that the budget covers the core*
- 4.) *Find a site that meets the core*
- 5.) *Then if you have extra money, make decisions*

When he visited the church he and Gordon had trouble deciding how to best utilize the space that it provided. Having a timeline is a must.

- Darnell feels that a facilitator is necessary for the committee to avoid going in any more circles

- Gordon said that we have to have all of our data collected first

- Kathie suggested that it would be best to just visualize

- Gordon stated the his sub-committee is collecting data and giving it over to the data sub committee

- Darnell feels that the committee needs help and that Doke Bloss should be contacted as soon as possible

- Ed is putting together data; he is utilizing the MSU study, Pollards study and finding all other relevant information and then his group will develop a summary report in order to develop a core list of services. – He does not feel that it is time for a facilitator.

- Jan is also taking information in order to develop a skeletal budget. She is using the information that Murdoch provided for Gier Community Center as it is most like what we are talking about

- A motion was made ^(Darnell1, Dale2) to book Doak Bloss as soon as possible (amended to read October 18) Motion Passed.

- Kathie said that it would be helpful for the committee to give some ideas to Doak; he works differently than most other facilitators

- Dale suggested having two or three people meet with him in order to give him ideas

- Darnell feels that Doak could help us get off on the right foot

- Ben asked the co-chairs to develop a timeline in order to present at the next meeting

- Gordon and Monica agreed to present a timeline to the group at the next meeting

- Kathie emphasized that the other thing that Doak can do is tell us what services are already being offered and may be underutilized, he can give us ideas for community partners

- Gordon said the work meijers

- Motion to adjourn ^(Ben1, Darnell2) Motion passed unanimously at 9:32 pm

AD-Hoc Committee on South Side Community Center
Minutes for the meeting held

On

Tuesday, October 11th, 2005

At

Larry Mitchell Trice Sr. Community Center.

Meeting called to order at 7:41pm

I.) Introductions/attendance

Ad-Hoc Committee Members Present: Darnell Oldham Sr., Ed Benson, Jan Patrick, Monica Dungey, Dale Copedge, Alfreda Schmidt, Gordon Wilson, Connie Doyle, Howard Jones

Ad-Hoc Committee Members Absent: Ben Wheeler

Community Participants Present: Murdoch Jemerson, Jim Hines, Kathie Dunbar, Paul Elam, Randy Williams, Dave Wiener

II.) Approval of Minutes

Minutes amended and approved for Oct. 4th, 2005.

III.) Speakers: Ken Lane, City Attorney Office

- *Ken spoke about different options for partnerships with the committee.*
- *Ed purposed that we make a decision that best fits with our future view.*
- *Howard asked how we are going to decide on partnerships responsibility.*
- *Randy said it is important to get public and private partnership. Keep the city involved*
- *Darnell stated that the city has not committed to anything. What is the city willing to do? What is the commitment?*
- *Howard stated that we could float a bond issue. He thought that the city would support a bond.*

IV) . Continued Discussion on Potential Sites

a. Existing

I Our Savior Lutheran

- Jan gave a three year budget plan using the church as a model. If we take out the sanctuary, basement and balcony. It is the same size as Gier Park, so that was used to project a budget plan.

- Paul pulled from needs data from Jon Pollard, Murdoch's site plan, Southside View to the Future, also the committees view on programming. There is a great need to implement programming now. Could plug those programs into other sites. Paul asked Murdough what monies are being set aside for programming. Murdough said there is no set line item of money

- Randy said sub-committee needs to work with spreading the cost of programming across the city.

- Gordon asked about Baker-Donora Center to look at how they run. Look at the information packets and discuss next week.

New Development:

V.

- Future Equities Group (Bob Creagh)
- Ed said that it is customary to have the company submit a proposal at their cost, in hopes that they get the contract.
- Randy said Developer should be able to give a rough estimate of cost for a comparable plan as the Washington blueprint

Design Plan 1996 for Community Center

- Darnell asked the square footage of the design from 1996 at Washington Park?
- Murdough said is about 46,000. Michael added that he thought that it was mostly gym space and not meeting rooms.
- Jim said he thought that the cost of building was \$175.00 for recreational, \$150.00 for meeting rooms and was not sure about kitchen cost.
- Michael said keep it simple. Open to generate revenue. Lots of people looking for space.

VI New Business (Youth Group)

- Gordon asked for three people to go to the telecommunication class at Harry Hill on October 26th at 12:00 for a broadcast concerning the Southside Community Center. Paul Elam, Randy Williams, Gordon Wilson, and Monica Dungey will be attending.

Meeting was adjourned at 9:40

AD-HOC COMMITTEE FOR SOUTHSIDE COMMUNITY CENTER

Minutes

Tuesday, October 18, 2005 - 7:30 p.m.

Larry Mitchell Trice Sr. Community Center; in conjunction with
Pentecostal Outreach Church of God in Christ

Members Present: Darnell Oldham Sr., Ed Benson, Jan Patrick, Monica Dungey,
Alfreda Schmidt, Gordon Wilson and Howard Jones

Members Absent: Dale Copedge, Marilyn Steegstra, Connie Doyle and Ben Wheeler

Community Participants Present: Jim Hines, Paul Elam, Michael Cole and
Kelly Hayes

Monica Dungey, Ad-Hoc Committee Chairperson opened the meeting at 7:40 p.m.

1. Introductions

2. Review of Minutes

The minutes of the Tuesday, October 11th meeting were reviewed and accepted as written.

3. Timelines: Set date for compilation and completion of information

The Committee engaged in a conversation with regard to setting a date for the completion of information regarding their recommendation on the South Side Community Center. It was unanimously decided that all information would be completed for review by Wednesday, November 23, 2005.

4. Business

4a. 1995 Hobbs & Black Drawing of Southside Community Center

W-Chairperson Monica Dungey asked if anyone had spoken to Murdock Jemerson regarding the 1995 Hobbs & Black drawing with regard to pricing. The Committee responded that they had not. Monica also indicated that Murdock was not present at this meeting because he was ~~on vacation~~ ^{at a conference} this week. Howard Jones mentioned that he felt the people of Lansing would favor a bond issue in support of payment for a new South Side Community Center.

4b. Draft Answers to Youth Questions

Chairperson Monica Dungey asked the Committee if they all had a chance to review their copies of the questions submitted by the Youth Group. She suggested it might be a good idea to review the questions one-by-one and formulate answers to them prior to attending the telecommunications class at Harry Hill on Wednesday, October 26th at 12:00 noon for a broadcast concerning the Southside Community Center. Those scheduled to be in attendance are: Paul Elam, Randy Williams, Gordon Wilson and Monica Dungey. The Committee reviewed the questions and formulated answers for each one.

Paul Elam brought the large drawing of the 1995 Hobbs & Black rendition of the plans for a Southside Community Center. Paul indicated that today, this plan would cost \$175 per square foot and that the building is 45,360 square feet. The total price for this building would be approximately \$7,938,000. The question was asked; how much a square foot is for Our Savior Lutheran Church and Paul answered \$65 per square foot. Discussion ensued among Committee members about the pros and cons of the Hobbs & Black building versus Our Savior Lutheran Church. Gordon Wilson indicated he would ask the realtor about the life expectancy of the existing building at the Church.

4c. Partnership Options from the City Attorney's Office

A conversation ensued among Committee members with regard to several issues concerning the suggested partnerships by the City Attorney's Office. The following questions arose from the conversation: 1) How do we fund the budget? 2) What is the City's commitment to this project? 3) What is the City's financial commitment to this project if any? Darnell Oldham Sr. stated he felt the discussion of a partnership was premature at this time, until we have completed a budget and have all our preliminary facts and figures in order. Howard Jones stated he was concerned about having the City as a landlord and was not comfortable that there is no funding commitment from the City. Gordon Wilson made a motion to table the partnership discussion until the Committee was done with the draft copy of their recommendation on the Southside Community Center. Ed Benson seconded the motion and asked that we keep this an open item on the agenda for future discussion.

4d. Doak Bloss - Facilitator for Committee

Chairperson Monica Dungey indicated that she had been in touch with Doak Bloss. Mr. Bloss is currently employed with Ingham County and does this type of work on a regular basis. Mr. Bloss is available and scheduled to

4d. Doak Bloss - Facilitator for the Committee - (Continued)

come to the Tuesday, October 25th meeting. The purpose is to have Mr. Bloss facilitate the meeting with regard to organizing the following: 1) Common goals of the Committee and generate a list agreed upon by the Committee to include: a) Youth and family b) Senior's and adults c) Mental health and 2) 4 major things the Committee agrees upon as a group.

Darnell Oldham Sr. indicated that he has previously worked with Doak Bloss. He indicated that Mr. Bloss is impartial to his own thoughts and feelings and felt that he would help the Committee stay on task. Chairperson Monica Dungey will make sure Mr. Bloss has copies of the required documents prior to next Tuesday's scheduled meeting.

Paul Elam stated that the Committee needs to come up with a presentation format to hand back to the Mayor and Council member Allen. We need to make it clear that there are no Community services and programs provided for the Southside of Lansing as they are non-existent. Darnell Oldham Sr. suggested that Monica provide Doak a clean copy of the resolution passed to establish this Committee and provide him a copy of the letter from Council member Allen requesting this Committee be formed. Paul also stated at present, there are 3 potential sites on the Southside that could possibly house temporary programs provided by the City and County. Those potential sites are: 1) Dwight Rich Middle School, the new Logan Center on Holmes and Martin Luther King Jr. Blvd. and the Larry Mitchell Trice Senior Community Center. Paul Elam asked Kelly Hayes to check into whether the LMTS Community Center can accommodate such programs and what the availability of their calendar is.

Paul Elam asked the Committee if they had any interest in tying and/or linking our Southside Community Center with the current County-wide effort; Continuum of Care for Youth, for the creation of a Southside Center and all centers in the city of Lansing to provide programs and services for our youth. After a lengthy discussion, a motion was made to proceed with this recommendation and was seconded and accepted unanimously.

5. Finance

Howard Jones stated he was concerned about the Grant section being too low, under the Revenue Section of the Budget. Jan Patrick stated that the numbers reports on the Budget are on the conservative side and can be adjusted as necessary. Paul Elam suggested that we place a draft stamp on the budget as is and move forward with it. It was discussed by the Committee that Randy Williams and/or Sandy Allen should let us know whether or not there is a fiduciary commitment from the City with regard to

5. Finance Committee - (Continued)

this project. Paul Elam suggested we be in a position to move forward with our recommendation on our established target date of Wednesday, November 23, 2005.

6. Updates from Sub-Committees

Jan Patrick, Chairperson of the Finance Sub-Committee gave a brief update with regard to the Finance Committee indicating the budget would be ready on the target date.

Alfreda Schmidt asked the following question: What are we asking from the Veterans? Are we asking for money, support, commitment? Gordon Wilson stated he felt that Veterans have paid with their service to this country. Gordon felt that we should offer subsidized space to the Veteran's Association. Darnell Oldham Sr. made a motion to provide the Veteran's Association free space with exception of their office costs. Jan Patrick interjected that we not put any one group out there, fee-free and exempt of payment. She suggested that we can accommodate him without them being a special case. After lengthy discussion, Darnell Oldham Sr. suggested rescinding his original motion, noting a friendly amendment of the said motion that the Veteran's Association should have designated space in the new Southside Community Center. The motion was seconded and accepted with a Committee vote taken, which was favorably, unanimous.

Paul Elam, ~~Chairperson of the Program Sub-Committee~~ indicated if the group was in favor, he would continue with the notion of setting up meetings with Dwight Rich Middle School, Logan Center, Gardner Middle School and the LMTS Community Center, checking on dates and availability to host temporary programs on the Southside of Lansing. Paul indicated that he will also continue moving toward scheduling meetings with Program Partners to find out their interest in provided programs to centers. The Committee indicated they were in favor of Paul continuing on with his efforts.

With no further business to discuss, a motion was made by Howard Jones to adjourn the meeting, which was seconded by Chairperson Monica Dungey. The meeting adjourned at 9:32 p.m. The next Ad-Hoc Committee for the Southside Community Center will take place at 7:30 p.m., on Tuesday, October 25th at the LMTS Community Center.

Respectfully submitted by:

Kelly Ann Hayes

**South Side Community Center
Ad Hoc Committee**

DECISIONS, October 25 Meeting:

Doak Bloss will facilitate three 90-minute sessions with the committee, on November 1, 8, and 15. He will write up a brief summary of the decisions the committee makes in each session; however will not participate in the writing of the report to City Council. The latter task will be taken on by the committee members directly.

The facilitated sessions will take place from 7:00 to 8:30 p.m., followed immediately by a thirty-minute committee meeting to take care of other business.

The committee agreed on the six questions to be answered in the three facilitated sessions. The questions are provided below, followed by bullets listing various things to be considered when each question is addressed.

November 1:

1. What programming will be included in the community center?

- Existing wish list will serve as basis for this question.
- Three "tiers" of programming to be designated: Essential, Desired, and Ideal.
- Space implications will be considered and researched following this session.
- Cost implications will also be researched.
- Consideration: avoid duplication of existing programming.

2. What partnerships should be developed or maintained in support of these programs?

- Designate three groups of partners: 1) occupants of center; 2) program provider but not an occupant; and 3) funding. Note: funding partners will be discussed further in the second session.

November 8

3. Where will the Center be located?

- Designate primary selection, and reasons why
- May also designate secondary selection, with the intention of developing a second site in the future.
- Consideration will be given to the relative effectiveness of presenting one option vs. multiple options to City Council.

4. What type of partnership will the center have with the City and other funding partners?

- Options for the relationship with the City were already been presented at earlier meeting, and will serve as a basis for this discussion.
- Prior to this meeting, cost estimates based on the programming decisions made on November 1 will be used to modify the existing budget.
- Funding options (e.g., bond issue) will also be considered under this question.

November 15

5. Where will programs be offered in the meantime?

- Committee will identify ways to establish as many of the “Essential” and “Desired” programs as possible through various providers and sites prior to the creation of a permanent center.

6. What is the timeline for approval, commitment of funds, and development?

- Committee will project milestones for Council consideration, partnership development and commitment of funds, and implementation of programs.

**South Side Community Center
Ad Hoc Committee**

DECISIONS, November 2 Meeting:

This was the second of four 90-minute dialogues Doak Bloss has agreed to facilitate, to help the committee make key decisions related to its recommendation to Lansing City Council on the South Side Community Center. Following the fourth dialogue on November 15, the committee members will work together to compile the narrative and supporting data for the recommendation.

This dialogue focused on two questions: 1) **What programming will be included in the community center?**; and 2) **What partnerships should be developed or maintained in support of these programs?**

The majority of time was spent determining which types of programming were to be considered “essential” for the center. Programming that was not deemed essential was categorized as either “desired,” meaning that it would be created if and when resources could be found to support it, or “ideal,” meaning that it was a long term goal to create it.

Question 1. What programming will be included in the community center?

Using the draft description of the South Side Community Center as a starting point, the group reviewed possible programming options. It was agreed that any programming deemed “essential” should strongly coincide with the six statements of purpose for the center:

- Preserve, promote and present the culture, history traditions, beliefs and arts of Lansing’s diverse ethnic and multicultural populations via exhibits, collections, educational program and special events.
- Educate and inspire Lansing and mid-Michigan residents, particularly at-risk high school-aged teens and young adults (ages 19 to 24), by offering viable alternatives to “hanging out,” “chilling,” and other negative and unproductive behavior.
- Provide a positive environment for teens, young adults and families seven days per week.
- Develop and improve the social, academic and employability skills of participants and visitor in order to provide opportunities for them to reach their full potential.
- Instill in people a sense of community pride and good citizenship via community service and self-determination.
- Serve as a catalyst to improve the overall quality of life of participants and their families.

Using the above criteria, the committee decided that the following programming should be included in the community center initial design:

1. Programming for Seniors

It is *essential* that programming for seniors be included in the center, because of the large number of senior residents in the area to be served. This programming could take many forms, but must include both 1) social activities, such as lunches with guest speakers, and 2) some form of physical activity offered multiple times during the week. Center staff will be responsible for ensuring that a weekly schedule of such activities is maintained.

Some *desired* programming for seniors, which may or may not be part of the initial offerings, include 1) a walking program; 2) dancing; 3) computer literacy; and 4) self defense.

2. Gathering Place for Veterans

It is *essential* that veterans be viewed as residents of the center. Conversations are underway with the Veterans Council and service officers regarding the type of facility that will be needed and occupied by veterans, which are highly valued as partners in the center. Any specific programming for veterans to be offered is to be determined by the veterans themselves, with help from center staff.

3. Sports, Exercise, and Dance

It is *essential* that a pool with open swimming opportunities be included in the center. A variety of seasonal sports opportunities are also considered essential: 1) sports leagues, because of the community-building spirit they will generate; 2) non-league sports opportunities for youth and adults who want to learn and play but without a competitive structure, and 3) lunch-time basketball for adults, because of the need for places to engage in pick-up games while on lunch from work. Three forms of physical exercise programs are also considered essential as initial offerings of the center, to meet the community's need for physical activity: 1) open gym time; 2) aerobics classes; and 3) yoga classes.

Additional *desired* physical activity and sports programs to be developed as resources are found include 1) golf (with First Tee as a partner); 2) fishing (with Project Fish as a grant-funded partner); 3) skating (in-line and ice); 4) karate and tai chi classes; 6) walking program; 7) bowling; 8) sculling (with the MSU sculling program as a partner); and synchronized swimming.

Dance programs are also *desired* for the center, when resources can be found to support them, because of their physical and cultural benefits to residents and the community. Three types of dance programs should be considered: 1) ethnic dancing, 2) ballroom dancing; and 3) social dancing. If developed, any of these programs should offer both instruction and social opportunities, including performance.

Additionally, two sports activities were identified for the *ideal* center: 1) polo (with Beekman Center's riding program as a partner) and 2) tennis, with an eventual tennis court on site, and coordination with various courts around the city in the meantime.

4. Arts and Crafts

It is *essential* that some form of arts and crafts programming be included in the center, to be developed by center staff in response to the stated demand by the community. No specific type of programming has been identified as essential, but it could include instruction in the visual arts (such as painting), knitting, or jewelry-making.

A number of arts programs have been identified for the *ideal* center, looking into the future. These would include classes in 1) music instruction and performance; 2) drama; and 3) poetry. Fine arts programs at Michigan State University and Lansing Community College would be likely partners for these programs. All-of-Us Express is another potential partner for drama activities.

5. Academic Support

It is *essential* that the center provide assistance to students and parents with programming that will support student success. All of the following should be offered at the center: 1) tutoring; 2) core curriculum enrichment; 3) homework assistance; 4) parental support; and 5) training in use of computer software programs such as Word and Powerpoint.

6. Mentoring

The presence of a trusted adult is critically important in the life of young people, and therefore an essential component of programming at the community center. Mentoring can take many forms, and center staff should be charged with exploring the type of program that will be most beneficial to the youth to be served (i.e. one-on-one, group, or event-based mentoring). One specific form of mentoring that is deemed *essential* is life-skill development, for youth and young adults, including help in making sense of one's finances. This programming is essential because of the importance of helping young people avoid serious financial missteps early in life and learning how to manage money.

A full range of mentoring services (one-on-one, group, and event-based) is *desired* for the center as resources and partners are identified.

7. Career Development and College Preparation

It is *essential* that the center improve the job-readiness and employability of youth and adults on the South Side. At the outside, programs that help residents find jobs and prepare for interviews must be offered. These include such things as 1) a jobs bank; 2) classes that help people prepare resumes and improve their interviewing skills. Such classes would allow people to practice interviewing, learn how to fill out job applications on their own, and improve personal hygiene.

Other *desired* programs in this category include 1) preparation for technical and vocational careers; 2) entrepreneurial classes; and 3) college preparation assistance.

8. Computer Literacy

It is *essential* that computer literacy classes be provided at the center, for people of all ages. This programming will improve the ability of South Side residents to communicate, obtain information, and improve their lives economically. Space and equipment for a substantial computer lab should be included in the budget for the center.

9. Multicultural Resources

A core purpose of the center is to promote and present the culture, history, traditions, beliefs, and arts of the South Side's diverse and multicultural population. *Essential* programming, therefore, will include events that celebrate the diverse cultures present in the area, including those of newly arrived immigrants. Center staff will be charged with ensuring regular programming of this nature, with special emphasis on bringing diverse cultures together to learn and share from each other.

Desired programming, to be developed as resources are identified to do so, will include 1) the creation of a library of multicultural resources, 2) storytelling programs, and 3) instruction in sign language.

10. Social Activity

A core purpose of the center is to improve the social connection of South Side residents and create a sense of community here. For this reason, center staff should be charged with regularly providing a variety of opportunities for social interaction. Such events can be tied to other categories of programming, such as physical activity, senior lunches, or holiday celebrations that highlight multicultural traditions. They could also be specific forms of social gathering like book clubs, bingo nights, and family-focused activities. Staff will survey the needs of South Side residents and create social opportunities that respond to their needs.

11. Access to Information

It is *essential* that the center serve as a clearinghouse for information, providing referrals to people in need of various services and empowering people to become better at helping themselves find what they need. The center staff will know how to use computer resources to retrieve information about various health and human services. They will see it as part of their job to help people learn how to get around the area by being knowledgeable of transportation options and the location of key buildings, business areas, schools, etc. Staff will also be adept at showing people how to use the phone book and other resources to find information for themselves.

Specific *desired* programming will also be developed as needs are identified, including perhaps assistance in home maintenance and home buying and financing. Bookmobile service is also a desired component.

12. Health

It is *essential* that the center should serve as a site where people without insurance can learn about coverage programs like Medicaid and the Ingham Health Plan, and ideally be able to enroll in these programs on the spot. Also *essential* are programs that support better nutrition, cooking, first aid and CPR.

As resources are identified, it is *desired* that health and dental services be provided on center property, possibly through a mobile health clinic.

An *ideal* long-term goal of the center is create a community health center on the site, include dental services, to meet the unmet health care needs of the community.

13. Basic Needs

In order to assist residents who need food and clothing assistance, an *essential* components of the center will be 1) a food bank; 2) community pantry; and 3) clothes closet.

14. On-site Itinerant Day Care

In order to make programs accessible to as many as possible, it is essential that the center be able to arrange for day care for services on site for people participating in all of its various programs.

Question 2: What partnerships should be developed or maintained in support of these programs?

The chart on the following page displays the major categories of programs that have been identified as *essential*, and a number of partners that should be pursued in helping to provide this programming. The discussion at this meeting center primarily on partners who would be permanent residents of the center and those who would come to the center to provide programming. Funding partners will be more fully discussed in a future meeting.

Potential Partners for Essential Programs

Programming	Resident Partner	Non-resident Partner
Programming for Seniors		
Gather Place for Veterans	Veterans Council	VFW Attorney George Warren
Sports and Exercise (league and non-league; lunchtime basketball for adults; open gym; aerobic; yoga.	Lansing Parks and Rec.	YMCA Lansing School District
Arts and Crafts		Reach Art Studio
Academic support (tutoring, core curriculum, homework assistance, parental support, software programs	Camp Highfields	Lansing School District
Mentoring (including life skills development)	Camp Highfields	
Career Development and Support (jobs bank, job preparation)	Camp Highfields	
Computer Literacy		
Multi-cultural Programming		
Social Activity		
Access to Information		United Way (2-1-1 and InTouch) Power of We Consortium S. Lansing Business Assoc. Neighborhood Associations
Health		Ingham Reg. Medical Ctr. Sparrow Health System Ingham Co. Health Dept. MSU Extension Blue Cross Blue Shield (\$) Barry Saltman Capital Area Health Alliance (Access and Oral Health Committees)
Basic Needs		
On-site Day Care		

Next Session

The November 8 session will focus primarily on the following two questions. The session will begin at 7:00 p.m. and end at 8:30 p.m.

- **Where will the Center be located?**
- **What type of partnership will the center have with the City and other funding partners?**

**South Side Community Center
Ad Hoc Committee**

DECISIONS, November 10 Meeting:

This was the third of four 90-minute dialogues Doak Bloss has agreed to facilitate, to help the committee make key decisions related to its recommendation to Lansing City Council on the South Side Community Center. Following the fourth dialogue on November 15, the committee members will work together to compile the narrative and supporting data for the recommendation.

This dialogue focused on: 1) Validating decisions about “essential programs” for the center, i.e., those that should be in place at the outset, and 2) deciding where the center should be located.

1. Validating Decisions on Essential Programs

Participants reviewed the programs that they had determined to be essential to the center at the last meeting. *Essential* programs are those that the committee wants to have in place when the center is inaugurated. Other programs were classified as *desired*, meaning that they should be developed if sufficient resources can be found, or *ideal*, meaning programs or services that the committee would like to see developed, long term.

The following adjustments were made to the list of essential programs. These changes are reflected in a revised version of the description provided after the November 2 meeting. The revised version, titled “Overview of Programs and Services,” can be found at the end of this report.

- “Itinerant Day Care” was changed to “Child Care,” acknowledging that this resource may be required at different times of day. The text will also be changed to acknowledge that some reasonable limits may be placed on the provision of child care in the beginning, such as age of children. In addition to providing child care for people while they use the center, coordination/referral for child chair services will also be an essential service provided by staff for people who need child care while participating in education or employment programs associated with the center. In the *desired* category, full fledged on-site child care services will be added, as this is a capacity that the committee would like to see developed.
- “Adult Day Care” was discussed as a possible addition to the list of *essential* programs. It was decided to include “coordination of adult day care and respite services” through a partnership with a program like Hilltoppers would be deemed essential, and that on-site adult day care would be included as a program in the *ideal* list.

- In the list of six statements of purpose for the center, the second statement was revised to include middle-school-aged children.
- Under the category of "Health," coordination of access to community health centers and/or the mobile health van operated by Ingham County will be listed as an *essential* service. Establishment of an community health center on site will be listed as *desired*.

2. Where Will the Center be Located?

As a first step toward answering this question, the committee considered the spatial needs implied by the essential programs they had defined. The following list of spatial needs was generated. No attempt was made to determine exact square footage required. It was acknowledged that some of the items in this list, such as an assembly area, performing arts area, and eating area, could well be met by a multi-purpose space.

Interior Spatial Needs

Pool	Computer lab
Gym and bleachers	Classrooms (minimum 5)
Assembly area	Child care classrooms
Meeting rooms (4-6, large and small)	Offices (minimum 6)
Performing arts room	Library
Kitchen and eating area	"Chill" room

Exterior Spatial Needs:

Basketball court	Storage building
Athletic field	Family picnic area
Playground	Parking

Next, the committee defined its options for the center site as follows:

1. Our Savior Lutheran Church
2. New Development on Holmes Road, using the Hobbes & Black design
3. New Development, using the Hobbes & Black design, at an undetermined site.

After several minutes of open discussion about the advantages and disadvantages of each option, the committee came to the following decision: **The proposal to City Council should be for two community centers, one in Southwest Lansing to be developed now, and a second in Southeast Lansing to be developed in the future, at a location still to be determined. The principal rationale for two centers is the large number of people on the South Side, and the large geographic area to be served.**

The remainder of the meeting was dedicated to the question of which of the above three options best met the spatial needs the group had brainstormed, based on their list of essential programs and services. To bring closure to the discussion the facilitator asked each member of the committee to share their current assessment of the options. Some members were clearly leaning toward the Our Savior Lutheran Church site; some were clearly leaning toward the Holmes site; and some expressed ambivalence, seeing the advantages and disadvantages of each option. Committee members acknowledged that there were good arguments for both sites, and that a third alternative might be to offer both proposals as options to City Council.

Committee members agreed to give additional thought to this question and come to the November 15 meeting prepared to come to a decision on which option to propose.

The following table lists the major points articulated as advantages or disadvantages of both of the primary sites under consideration:

	Advantages	Disadvantages
Our Savior Lutheran Church	<ul style="list-style-type: none"> • Large; lots of space inside and out • Can occupy immediately • Commercial kitchen • Excellent location for residents • More likely to be approved by Council 	<ul style="list-style-type: none"> • Built in 1958; likely to need repair • Requires many modifications; experience with other retrofitted buildings not positive
Holmes Road, Hobbes & Black design	<ul style="list-style-type: none"> • Can be designed exactly as desired, tailor-made to need • New facility, easier to maintain • Energy efficiency • Located where people would use it; can add 4 acres later. • Financial arrangement through Future Equities Group 	<ul style="list-style-type: none"> • Smaller in size and capacity, especially if 4 acres not included • Expensive; less likely to be approved by Council

Next Session

The November 15 final facilitated session will begin at 7:00 p.m. and end at 8:30 p.m. The focus will be on the following, in this order.

- **Make final decision on site or sites to be proposed.**
- **Clarify type of partnership center will have with City of Lansing**
- **Clarify type of partnership center will have with other funding partners.**
- **Reiterate where programs will be provided prior to establishment of center**
- **Create rough timeline.**

South Side Community Center
Overview of Programs and Services
(revised November 10)

The Ad Hoc Committee has determined the programs and services to be offered in the South Side Community Center. Programs and services have been given one of three designations: *essential*, *desired*, and *ideal*. *Essential* programs are those deemed necessary to have in place at the outset. *Desired* programs are those that should be developed in sufficient resources can be found to do so. *Ideal* programs are long-range goals—things that the committee hopes to one day see in the center.

The criteria for establishing *essential* programs and services was they must be aligned with one or more of the following statements of purpose for the center:

- Preserve, promote and present the culture, history traditions, beliefs and arts of Lansing's diverse ethnic and multicultural populations via exhibits, collections, educational program and special events.
- Educate and inspire Lansing and mid-Michigan residents, particularly at-risk middle- and high-school-aged teens and young adults (ages 19 to 24), by offering viable alternatives to "hanging out," "chilling," and other negative and unproductive behavior.
- Provide a positive environment for teens, young adults and families seven days per week.
- Develop and improve the social, academic and employability skills of participants and visitor in order to provide opportunities for them to reach their full potential.
- Instill in people a sense of community pride and good citizenship via community service and self-determination.
- Serve as a catalyst to improve the overall quality of life of participants and their families.

Using the above criteria, the committee decided that the following programming should be included in the community center initial design:

1. Programming for Seniors

It is *essential* that programming for seniors be included in the center, because of the large number of senior residents in the area to be served. This programming could take many forms, but must include both 1) social activities, such as lunches with guest speakers, and 2) some form of physical activity offered multiple times during the week. Center staff will be responsible for ensuring that a weekly schedule of such activities is maintained.

Some *desired* programming for seniors, which may or may not be part of the initial offerings, include 1) a walking program; 2) dancing; 3) computer literacy; and 4) self defense.

2. Gathering Place for Veterans

It is *essential* that veterans be viewed as residents of the center. Conversations are underway with the Veterans Council and service officers regarding the type of facility that will be needed and occupied by veterans, which are highly valued as partners in the center. Any specific programming for veterans to be offered is to be determined by the veterans themselves, with help from center staff.

3. Sports, Exercise, and Dance

It is *essential* that a pool with open swimming opportunities be included in the center. A variety of seasonal sports opportunities are also considered essential: 1) sports leagues, because of the community-building spirit they will generate; 2) non-league sports opportunities for youth and adults who want to learn and play but without a competitive structure, and 3) lunch-time basketball for adults, because of the need for places to engage in pick-up games while on lunch from work. Three forms of physical exercise programs are also considered essential as initial offerings of the center, to meet the community's need for physical activity: 1) open gym time; 2) aerobics classes; and 3) yoga classes.

Additional *desired* physical activity and sports programs to be developed as resources are found include 1) golf (with First Tee as a partner); 2) fishing (with Project Fish as a grant-funded partner); 3) skating (in-line and ice); 4) karate and tai chi classes; 6) walking program; 7) bowling; 8) sculling (with the MSU sculling program as a partner); and synchronized swimming.

Dance programs are also *desired* for the center, when resources can be found to support them, because of their physical and cultural benefits to residents and the community. Three types of dance programs should be considered: 1) ethnic dancing, 2) ballroom dancing; and 3) social dancing. If developed, any of these programs should offer both instruction and social opportunities, including performance.

Additionally, two sports activities were identified for the *ideal* center: 1) polo (with Beekman Center's riding program as a partner) and 2) tennis, with an eventual tennis court on site, and coordination with various courts around the city in the meantime.

4. Arts and Crafts

It is *essential* that some form of arts and crafts programming be included in the center, to be developed by center staff in response to the stated demand by the community. No specific type of programming has been identified as essential, but it could include instruction in the visual arts (such as painting), knitting, or jewelry-making.

A number of arts programs have been identified for the *ideal* center, looking into the future. These would include classes in 1) music instruction and performance; 2) drama; and 3) poetry. Fine arts programs at Michigan State University and Lansing Community

College would be likely partners for these programs. All-of-Us Express is another potential partner for drama activities.

5. Academic Support

It is *essential* that the center provide assistance to students and parents with programming that will support student success. All of the following should be offered at the center: 1) tutoring; 2) core curriculum enrichment; 3) homework assistance; 4) parental support; and 5) training in use of computer software programs such as Word and Powerpoint.

6. Mentoring

The presence of a trusted adult is critically important in the life of young people, and therefore an essential component of programming at the community center. Mentoring can take many forms, and center staff should be charged with exploring the type of program that will be most beneficial to the youth to be served (i.e. one-on-one, group, or event-based mentoring). One specific form of mentoring that is deemed *essential* is life-skill development, for youth and young adults, including help in making sense of one's finances. This programming is essential because of the importance of helping young people avoid serious financial missteps early in life and learning how to manage money.

A full range of mentoring services (one-on-one, group, and event-based) is *desired* for the center as resources and partners are identified.

7. Career Development and College Preparation

It is *essential* that the center improve the job-readiness and employability of youth and adults on the South Side. At the outset, programs that help residents find jobs and prepare for interviews must be offered. These include such things as 1) a jobs bank; 2) classes that help people prepare resumes and improve their interviewing skills. Such classes would allow people to practice interviewing, learn how to fill out job applications on their own, and improve personal hygiene.

Other *desired* programs in this category include 1) preparation for technical and vocational careers; 2) entrepreneurial classes; and 3) college preparation assistance.

8. Computer Literacy

It is *essential* that computer literacy classes be provided at the center, for people of all ages. This programming will improve the ability of South Side residents to communicate, obtain information, and improve their lives economically. Space and equipment for a substantial computer lab should be included in the budget for the center.

9. Multicultural Resources

A core purpose of the center is to promote and present the culture, history, traditions, beliefs, and arts of the South Side's diverse and multicultural population. *Essential*

programming, therefore, will include events that celebrate the diverse cultures present in the area, including those of newly arrived immigrants. Center staff will be charged with ensuring regular programming of this nature, with special emphasis on bringing diverse cultures together to learn and share from each other.

Desired programming, to be developed as resources are identified to do so, will include 1) the creation of a library of multicultural resources, 2) storytelling programs, and 3) instruction in sign language.

10. Social Activity

A core purpose of the center is to improve the social connection of South Side residents and create a sense of community here. For this reason, center staff should be charged with regularly providing a variety of opportunities for social interaction. Such events can be tied to other categories of programming, such as physical activity, senior lunches, or holiday celebrations that highlight multicultural traditions. They could also be specific forms of social gathering like book clubs, bingo nights, and family-focused activities. Staff will survey the needs of South Side residents and create social opportunities that respond to their needs.

11. Access to Information

It is *essential* that the center serve as a clearinghouse for information, providing referrals to people in need of various services and empowering people to become better at helping themselves find what they need. The center staff will know how to use computer resources to retrieve information about various health and human services. They will see it as part of their job to help people learn how to get around the area by being knowledgeable of transportation options and the location of key buildings, business areas, schools, etc. Staff will also be adept at showing people how to use the phone book and other resources to find information for themselves.

Specific *desired* programming will also be developed as needs are identified, including perhaps assistance in home maintenance and home buying and financing. Bookmobile service is also a desired component.

12. Health

It is *essential* that the center should serve as a site where people without insurance can learn about coverage programs like Medicaid and the Ingham Health Plan, and ideally be able to enroll in these programs on the spot. On-site staff or volunteers should also be equipped to coordinate access to health care through nearby community health centers such as those operated by the Ingham County Health Department, Dr. Saltman's Carefree Medical Clinic. Utilization of the medical van operated by the Health Department and Ingham Regional Medical Center is also an option for coordinating access to health care through the center. Also *essential* are programs that support better nutrition, cooking, first aid and CPR.

As resources are identified, it is *desired* that a community health center be established on the site, including dental services, to meet the unmet health care needs of the community.

13. Basic Needs

In order to assist residents who need food and clothing assistance, *essential* components of the center will be 1) a food bank; 2) community pantry; and 3) clothes closet.

14. Child Care

In order to make programs accessible to as many as possible, it is *essential* that the center be able to arrange for day care on site for people participating in its programs. For people who are participating in education or employment programs offered through the center at other sites, the center staff should also have the capacity to coordinate access to full-scale affordable child care services. For both itinerant and longer-term child care services, it is understood that certain reasonable limits may have to be placed on the service (for example, age and number of children to be served) in the beginning, until adequate capacity to meet community need is developed.

An *ideal* long-term goal of the center is to establish an affordable child care center on site for south side residents.

15. Adult Day Care

An *essential* service of the center will be coordination of access to adult day care and respite services, through a partnership with Tri-County Office on Aging, Hilltoppers, or Active Living for Adults.

An *ideal* long-term goal of the center is to establish adult day care services on site.

Potential Partners for Essential Programs

Programming	Resident Partner	Non-resident Partner
Programming for Seniors		Tri-County Office on Aging
Gather Place for Veterans	Veterans Council	VFW Attorney George Warren
Sports and Exercise (league and non-league; lunchtime basketball for adults; open gym; aerobic; yoga.	Lansing Parks and Rec.	YMCA Lansing School District
Arts and Crafts		Reach Art Studio
Academic support (tutoring, core curriculum, homework assistance, parental support, software programs	Highfields	Lansing School District
Mentoring (including life skills development)	Highfields	
Career Development and Support (jobs bank, job preparation)	Highfields	
Computer Literacy		Michigan State University
Multi-cultural Programming		
Social Activity		
Access to Information		United Way (2-1-1 and InTouch) Power of We Consortium S. Lansing Business Assoc. Neighborhood Associations
Health On-site enrollment in coverage programs; coordination of access to health care; nutrition and cooking; CPR and first aid.		Ingham Reg. Medical Ctr. Sparrow Health System Ingham Co. Health Dept. MSU Extension Blue Cross Blue Shield (\$) Dr. Barry Saltman Capital Area Health Alliance (Access and Oral Health Committees)
Basic Needs		
On-site Day Care		Various programs; Office for Young Children

SSCC
Health Outreach Team
Plan of Action Fall 2005-Spring 2006

Theme: What can our organization do right now to build healthy families in South West Lansing? How can we prevent infant deaths?

Background

Recently, the South Side Community Coalition hosted several neighborhood dialogues on infant mortality. Residents were given a chance to examine the causes and solutions of infant mortality in Southwest Lansing. Our community is clearly very passionate about these issues. This fall the South Side Community Coalition Health Outreach Team will be able to work towards solutions.

Teen pregnancy was one of the identified causes of infant mortality. Young mothers often do not have access to health care, or are afraid to ask for help. This results in infant deaths that could have been easily avoided with proper health care.

The goal of the health outreach team is to engage and educate residents about health issues, as well as connect residents to resources. This is a perfect opportunity for the Health Outreach Team to partner with the Ingham Health Departments teen abstinence program. This program will be designed to engage young people in healthy activities while educating about the consequences of teenage sex. Through education and engagement we will be able to begin organizing residents around this issue and bring long term change.

Outreach Program Timeline

- ❖ July-September: Survey of Residents
- ❖ September to December: Analysis of Survey, Building Healthy Families Series, After School Program, Teen Abstinence Program Development
- ❖ January to June: Report Survey Findings, After School Program, Teen Abstinence Program, New Programs Developed for Summer

Program Outline

After School Programs: Community Learning Center

Time Frame: Mid October to Mid April or May

Goals: Based on the qualitative results of our 2005 survey, many area residents have expressed a lack of activities available to children. Residents were also concerned about children with a lack of adult supervision. Across the country there has been a movement for creating Community Learning Centers: safe places for children after school to do homework, engage in their communities, and develop with character building activities.

With a successful after school program, the South Side Community Coalition will be able to build continuous and trusting relationships between children and families.

Programming: The key to a successful program is to provide help with basic tutoring complemented by creative outlets for children. We will need to recruit volunteer tutors, and MSU Student literacy groups to help with basic academic skills. We will be able to partner with other community service organizations to provide free projects and enrichment activities. This may include REACH art studio doing a project with children, Impression 5 workers coming to the center for science projects, making crafts with the Creation Station's recycled art materials. The Girls Scouts have offered to do a free weekly program with the girls (Oralia Cooker 699-9400 ext 33)

Staff and Times: Jonathan Solis will assist Miss Baker during her normal working hours. He will be able to work 12 hours a week from 3:30 to 6:30. He will be able to keep the center open past five in order to extend the effectiveness of our programs. He will be in charge of making sure children are picked up by parents. He will be able to help Miss Baker develop this program further.

Recommendations: After we have developed a successful program with children in attendance, I suggest that we apply for Title 1 funding. This funding would allow us to have additional funding as a Community Learning Center for programs, staff, computers and classes.

Building Healthy Families Series

Time Frame: Mid October to December

Goals: In order to combat infant deaths, we need to be able to get information out to families in a fun way on a regular basis. The more people are able to get to know us and interact with us, the more they are going to trust we are looking out for their best interests. Families will also be more likely to come to us for when they need help as well.

Programming: Biweekly or weekly sessions for families to come in socialize, grab some healthy snacks, and listen to a presentation about family health. Possible topics that I have researched include: Well Child, Safe Sleep, Mother/Infant Outreach, Eating Right, a Mother's Guide to Quit Smoking. This program has the potential to involve a door prize raffle, free food from local businesses, donated coupons and other small incentives.

Staff: The outreach coordinator, Lisa Hale, will be in charge finding speakers, advertisement, and getting community donations. Assisting responsibilities will be delegated to an additional outreach worker. These events are planned to be one evening a week or every other week depending on the interest.

Recommendations: After we begin with in center programs we may be able to extend this type of health education social hour at the various section 8 housing complexes and

Lansing Housing Commission Community Rooms. We will be able to identify families interested in our teen health program. Though Mother/Infant related topics we also may be able to identify a group of young mothers interested in parenting support. I suggest then that we apply for Title 5 money to start a young parents program at this point.

Teen Abstinence Program

Time Frame: January 2006 to May 2006

Goals: To engage area teens and encourage healthy behaviors. To provide a safe forum for teens to get help with peers pressures. To encourage critical thinking skills and decision making. To create a dialogue between parents and teens in regards to issues of sexual health.

Programming: Topics including HIV/AIDs, Goal Setting, Character Development, Career Focus, Decision Making, Self Confidence. Love and Relationships, Body Image. These topics can be taken from the existing texts available at the Willow Health Department. All will include some type of a learning activity, secret question and answer, etc. Participants will be eligible to receive small incentives for coming and recommendations after completing the program. I would like to have one or two field trips that provide a forum of career exploration and give young women a chance to meet successful role models to help with career goal setting. This could be meeting with female lawmakers, business owners, community leaders etc. I would also like to have the kids participate in one service-learning project. I would like to base this topic on the interest of the kids in this particular group.

Staff: Lisa Hale, the outreach coordinator will run this program in regards to program content, facilitation, etc. I will be in charge to attending meetings with Chris Pratt regarding this program, and I will do all record keeping and reporting. Assisting responsibly will be given an additional outreach worker to help with advertisement, record keeping, database management and various other duties.

Recommendations: Given the success of this program, the SSCC has the opportunity to continue this program for 4 years. I suggest that we try to keep it new, fun, exciting and enriching for teens. It would be wonderful if some of the kids came back for more than one more year. I think that with additional funding sources, we could make this into a very positive youth development group based on a variety of youth issues.

Health Outreach Team Results

Prepared by Lisa Hale, Outreach Coordinator
June to September 2005

Totals

NOTE: We are still entering information into the computer

Residents Surveyed	415
Total Doors Knocked On	1301

Information Referrals

/ Access/ Coverage	415
(Breast Health	83
Chronic Disease Management	1
/ Community Improvement	415
(Dental Health	93
Family Planning	13
/ Food Resources	415
(Home Ownership	91
Income Assistance	5
Mental Health	8
Parenting	13
(Smoking Cessation	83
Substance Abuse	1
Wellness	4
Other	2
EPSDT	2
Prenatal Care	1

Program Sign-Ups

Ingham Health Plan	50
MIChild	2
CAPP	2
Voters	10
FIA	3
Garden Project	8

Community Improvement

What the residents like about their community.

	Number of Residents
Quite	81
Clean	38
Neighbors are friendly	47
Near Schools	17
Near grocery store	26
Affordable Housing	15
Bus Transportation near by	11
Neighborhood program	1
A lot of children	20
Close to work	6
Police presence in neighborhood	2
Park close by	29
Safe	10
Speed bump	3
Stop signs	6
Side walks	5
Overall Total	317

What the residents need/do not like in their community.

	Number of Residents
Not Quite	22
Not Clean	25
Neighbors are not friendly	13
School close	22
Need grocery store	15
Need Affordable Housing	33
Bus Transportation not near by	17
Need Youth Program	59
Need Senior Program	33
Need Neighborhood Program needed in general	54
A lot of children with nothing to do	46
Need Police presence in neighborhood	28
Need/Nothing to do at Park	29
Need Speed bump	24
Need/Fix Stop signs	21
Need/Fix Side walks	28
Street Lights	6
Need/Fix Paved roads	24
Need More Green Space/ Trees	22
Need Jobs	36
Community Organizations	41
Overall Total	598

